

AGREEMENT

This agreement made and entered into this 22nd day of November, 1961, by and between George L. Crowder and Fay Crowder, husband and wife, of Lander, Fremont County, Wyoming, hereinafter called "sellers" and Bert F. Webster and Gaye Webster, husband and wife, hereinafter called "buyers."

WHEREAS , sellers are the owners of the following described property:

Lots 29 and 30, Block 13, Pines Addition to the Town of Pinedale, Wyoming as the same appears as record on the official plat therefore filed for record in the Office of the County Clerk and Ex-officio Register of Deeds, Sublette County, Wyoming, together with all improvements and appurtenances thereonto appertaining.

Sellers reserve the right to occupy and use the building on the back half of the above lots for storage purposes until November 1, 1962; and

WHEREAS buyers desire to purchase said property from sellers.

NOW THEREFORE, in consideration of the mutual promises of the parties herein set forth, it is agreed as follows:

1. Sellers agree to sell, transfer and convey and and buyers agree to buy aforesaid property for the agreed sum of \$8,600.00.

2. Aforesaid purchase price shall be paid in the following manner:

(a) Buyers shall pay to sellers the sum of \$100.00 this date, the receipt whereof is hereby acknowledged by sellers.

(b) The deferred balance shall be paid by buyers to sellers in equal monthly installments, payable on or before the 10th day of each month in the sum of \$75.00 a month commencing December 1, 1961; the said sum of \$75.00 per month shall include interest at the rate of 5½% per year computed upon the unpaid balance, any amounts paid, being first credited to accrued interest, if any.

(c) Buyers may, at their option, accelerate payments on any regular payment date by payments of not less than \$1,000.00 or multiples thereof, and no penalty or interest shall attach by reason of such prepayment.

3. The buyers shall not, and will not suffer or permit any mechanic's lien or other lien to attach to or be against or upon the property aforesaid, which shall or may be superior to the rights of the sellers.

4. Sellers shall execute a good and sufficient warranty deed and place same in escrow in the Lander State Bank at Lander, Wyoming, together with an abstract of title showing merchantable title vested in sellers in accordance with the terms of this agreement., with instructions to said Bank that such deed be delivered to buyers at such time as the payments provided for herein have been paid in full.

Buyers shall deposit the payments due under this agreement in the Lander State Bank, Lander, Wyoming, to the credit of George L. Crowder and Fay Crowder, husband and wife, as joint tenants with full right of survivorship and not as tenants in common.

5. Taxes for the year 1961 shall be paid by the sellers. The buyers shall be liable for taxes, utilities and any other charge thereafter assessed against the property. The buyers shall keep the property insured in a sum not less than \$8,000.00, in favor of and payable to sellers, as their interest may appear.

6. In the event of failure to comply with the terms hereof by buyers or failure to make any payments when the same shall become due, or within thirty (30) days thereafter, the sellers, at their option, may be released from all obligations

RECORDED *November 30* 19*61* *3:00p* M
IN BOOK *20 Miscellaneous* PAGE *276*
FEES \$ *15.00* *Summer* COUNTY CLERK
SUBLETTE COUNTY, PINEDALE, WYOMING

76625