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AGREEMENT FOR WARRANTY DEED

THIS AGREEMENT, Made and entered into this 4th day of December, 1963, by and between Glen Owen Reed and Audrey Marie Reed, husband and wife, of Sublette County, State of Wyoming, of the first part, and Phyllis Osborne, a single woman, of Sublette County, State of Wyoming, of the second part,

WITNESSETH, That the parties of the first part, for and in consideration of the sum of \$2000.00) Two Thousand and no/100 Dollars in hand paid, as part of the purchase money for the real estate hereinafter described, and upon the EXPRESS CONDITION, which is hereby declared a condition precedent, TIME being the ESSENCE of such condition; that the said party of the second part, her heirs, executors, administrators or assigns, shall, and do well and faithfully perform the covenants and agreements hereinafter mentioned on her part to be kept and performed; do hereby for themselves and their heirs, executors, administrators and assigns, covenant, promise and agree to convey and assure to the said party of the second part by a good and sufficient Warranty Deed, subject, however, to all of the taxes of A.D. 1964 and subsequent taxes, to and for the following described real estate, situated in Sublette County, State of Wyoming, to-wit:

A tract of land described as follows: Beginning at a point on the north line of Section 2, which point lies east 422 feet from the NW corner of Section 2; thence South, at right angles to the last described course, a distance of 327 feet to a point; thence east, at right angles to the last described course, a distance of 86 feet to a point; thence south, at right angles to the last described course, a distance of 198 feet to a point; thence east, at right angles to the last described course, a distance of 392 feet to a point; thence north, at right angles to the last described course, a distance of 525 feet to a point on the north line of said Section 2; thence west, at right angles to the last described course, and along the north line of said Section 2, a distance of 120 feet to a point; thence south at right angles to the last described course, a distance of 225 feet to a point; thence west, at right angles to the last described course, a distance of 150 feet to a point; thence north, at right angles to the last described course, a distance of 225 feet to a point on the north line of said Section 2; thence west, at right angles to the last described course and along the north line of said Section 2, a distance of 208 feet, more or less, to the point of beginning; being a portion of Lot 4 Section 2, Township 33 North, Range 111 West of the 6th P.M. Wyoming, together with all improvements and appurtenants thereonto appertaining.

SOLD FOR Twelve Thousand and no/100 DOLLARS (\$12,000.00) and to include all improvements now on said property and such other improvements as may hereafter be placed on said premises, the latter to be held as additional security in case of failure to fulfill the covenants of this contract.

And the party of the second part does hereby for herself and her heirs, executors, administrators and assigns, covenant, promise and agree to and with the said parties of the first part, their heirs, executors, administrators, and assigns, to pay the balance of the consideration price for said premises, and all taxes and assessments when due, as follows, to-wit:

\$50.00 a month including interest at 6%, first payment to be due January 1, 1964.

Party of the second part hereby reserves the right, said right being granted by parties of the first part, to accelerate payments in multiples of \$25.00, and thus reduce interest.

Payments to be first credited to interest and any balance to be credited to principal.