

AGREEMENT FOR WARRANTY DEED—FORM NO. 14

THE HILLS COMPANY, SHERIDAN, WYOMING—3M

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THIS AGREEMENT, Made and entered into this _____ day of January, 1964, by and between Bessie Clow, a widow,

of _____ County, State of Utah, of the first part, and Jack McWilliams and Madge McWilliams, husband and wife, as tenants of an estate by the entireties with full right of survivorship, of Big Piney, Sublette County, State of Wyoming, of the second part,

WITNESSETH, That the part _____ of the first part, for and in consideration of the sum of (\$1000.00) One 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 parties _____ of the second part, their heirs, executors, administrators or assigns, shall, and do well and faithfully perform the covenants and agreements hereinafter mentioned on their part to be kept and performed; do es hereby for herself and her heirs, executors, administrators and assigns, covenant, promise and agree to convey and assure to the said parties 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,

Southeast Quarter Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$), Section Twenty Two (22), South Half Southwest Quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$), Southwest Quarter Southeast Quarter (SW $\frac{1}{2}$ SE $\frac{1}{4}$), South Half Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$), Northwest Quarter Southeast Quarter (NW $\frac{1}{2}$ SE $\frac{1}{4}$), Northeast Quarter Southwest Quarter (NE $\frac{1}{2}$ SW $\frac{1}{4}$), Section Twenty three (23), all in Township 31 North, Range 111 West of the 6th P.M., Wyoming, together with all improvements and appurtenances thereunto appertaining.

SOLD FOR Three Thousand Eight Hundred Eighty One DOLLARS (\$3881.84) and 84/100 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 part leg the second part do _____ hereby, for themselves and their heirs, executors, administrators, and assigns, covenant, promise and agree to and with the said part y of the first part, her 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:

The balance in the amount of \$2881.84 payable in one payment without interest due on or before December 10, 1964.

RECORDED March 10 1964 11:20 A.M.
IN BOOK 22 MISC. PAGES 133
FEES \$1.50 COUNTY CLERK
SUBLETTE COUNTY, PINEDALE, WYOMING

Payable at the office of Bessie Clow with interest at the rate of 0 per cent per annum from date. Interest payable none. If principal or interest is not paid when due, the same to draw per cent interest per annum from maturity until paid.

PROVIDED ALWAYS, and these presents are upon the express condition, that in case of failure of said parties _____ of the second part, their heirs, executors, administrators or assigns, to perform all or either of the covenants and promises on their part to be performed, then said part y of the first part, her heirs, executors, administrators or assigns, shall have the right to declare this contract void, and thereupon to recover by distress upon the premises or otherwise all the interest which shall have accrued upon this contract up to the day of declaring it void, as rent for use and occupation of said premises; to hold and retain all moneys paid on this contract by said part leg of the second part, as liquidated damages, contract as tenant or tenants holding over without permission; and to recover all damages sustained by holding over without permission, or by reason of any waste or damage committed or suffered on said premises.

The part _____ of the second part agrees to keep the buildings on said premises insured in a sum not less than none Dollars, in favor of and payable to part y of the first part, as _____ interests may appear.

This contract issued in duplicate and not transferable without permission in writing of first party first had and obtained.

In presence of

Bessie Clow

Bessie Clow

Jack McWilliams

Jack McWilliams

Madge McWilliams

THE STATE OF WYOMING,
County of Sublette

INDIVIDUAL ACKNOWLEDGMENT

} ss.

On this _____ day of January, 1964, before me personally appeared Jack McWilliams and Madge McWilliams, husband and wife,

to me personally known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed, including the release and waiver of the right of homestead, the said wife having been by me fully apprised of her right and the effect of signing and acknowledging the said instrument.

Given under my hand and Notarial seal, this 30th day of January, A. D. 1964, A. D. 1964.

My commission expires on the 12th day of November, A. D. 1965. Notary Public.