

AGREEMENT FOR WARRANTY DEED—FORM NO. 14

THE MILLS COMPANY, SHERIDAN 100100—3M

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THIS AGREEMENT, Made and entered into this _____ day of _____, 19 63, by and between
Burt G. Johnson and Elsie E. Johnson, husband and wife,

of _____, Sublette County, State of Wyoming, of the first part, and
Victor R. Kersey and Vivian I. Kersey, husband and wife,

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 (\$ 6,531.00)
Six Thousand Five Hundred Thirty One 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 _____ hereby for themselves and
their 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 5 3/4 of the taxes of A. D.
1963 and subsequent taxes, to and for the following described real estate, situated in Sublette County,
State of Wyoming, to-wit:

Lot Four (4), Block Nine (9), Hennick 2nd Addition to the Town of
Pinedale, Wyoming, as the same appears of record on the official plat
thereof 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 thereunto appertaining.
Subject to reservations and restrictions contained in United States
Patents.

SOLD FOR Fourteen Thousand and no/100----- DOLLARS (\$ 14,000.00)
and to include all improvements now on said property and such other improvements as may hereafter be placed on said prem-
ises, the latter to be held as additional security in case of failure to fulfill the covenants of this contract.

And the parties of the second part do hereby, for themselves and their heirs, executors, adminis-
trators 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: \$11,469.00 according to the terms of that certain mortgage
dated 9th day of November, between Burt G. Johnson and Elsie E. Johnson,
husband and wife, and the State Bank of Big Piney, securing the principal
sum of \$12,000.00 & filed for record in the Office of the County Clerk,
Sublette County, Wyoming, and recorded in Book 14 of Mortgages, page 532,
payable at the rate of \$84.36 per month, final payment due November 1, 1980.

Payable at the office of State Bank of Big Piney with interest at the rate of 5 3/4 per cent per annum from date.
Interest payable monthly. If principal or interest is not paid when due, the same to draw 5 3/4 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 parties of the first part, their 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 parties of the second part, as liquidated damages,
and to take immediate possession of the premises; to regard the person or persons in possession on such termination of the
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 \$12,000.00
Dollars, in favor of and payable to part _____ of the first part, as their 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

Alfred Young
Alfred Young

Burt G. Johnson
Elsie E. Johnson
Victor R. Kersey
Vivian I. Kersey

INDIVIDUAL ACKNOWLEDGMENT

THE STATE OF WYOMING,
County of Sweetwater } ss.

On this 29th day of May, 19 63, before me personally appeared
Burt G. Johnson and Elsie E. Johnson, husband and wife, and Victor R.
Kersey and Vivian I. Kersey, husband and wife,

to me personally known to be the person 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 _____ seal, this 29th day of May, A. D. 19 63
Alfred Young Notary Public.
My commission expires on the 6th day of Sept., A. D. 19 64.

