

AGREEMENT FOR WARRANTY DEED—FORM NO. 14

THE MILLS COMPANY, SHERIDAN 100 100 —3M 165

THIS AGREEMENT, Made and entered into this 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
 part of the second part by a good and sufficient Warranty Deed, subject, however, to 5/16 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 premises,
 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, 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: \$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 part ies 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 ie 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

Burt G. Johnson

G. 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 so 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, 19 63, A. D. 19 63

Notary Public.

My commission expires on the 6th day of Sept., A. D. 19 64.

WYOMING COUNTY