

See Am. L. Deed
to Utg. Deed
BK 27 Misc
Pg. 370

359

93188

RECORDED March 11, 1966 1:00 P.M.
IN BOOK 23 MISCELLANEOUS PAGE 359
FEES \$ 6.00 111 Sublette COUNTY CLERK
SUBLETTE COUNTY, PINEDALE, WYOMING

AGREEMENT FOR WARRANTY DEED

THIS AGREEMENT, made and entered into this 1st day of January, 1966, by and between J. S. WIXOM and RUTH H. WIXOM, his wife, of the Town of Big Piney, Sublette County, State of Wyoming, parties of the first part, and LOUIE TOMASSI and EMMA MAE TOMASSI, husband and wife, as tenants by the entireties of the Town of Big Piney, Sublette County, State of Wyoming, parties of the second part,

WITNESSETH:

That the parties of the first part, for and in consideration of the sum of (\$5,000) FIVE THOUSAND 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 the property taxes of A.D. 1965 and subsequent taxes, to and for the following described real estate, situated in Sublette County, State of Wyoming, to-wit:

COMMENCING at the southeast corner of Section 31; thence North 22°-34' West, 1759 ft. to the point for the southeast corner of the Heitz original townsite of the Town of Big Piney; thence North 89°-49' West, 310.0 ft. along the south line of said townsite to a point; thence continuing North 89°-49' West, 170.0 ft. to the place of BEGINNING OF THIS TRACT; thence continuing North 89°-49' West, 110.0 ft. to a point; thence continuing North 89°-49' West, 50 ft., more or less, to the southwest corner of said townsite on the west line of said NE1/4 SEL/4; thence South 00°-11' West, 100.0 ft. along the said west line; thence South 89°-49' East, 50 ft. more or less, to a point; thence continuing South 89°-49' East, 110.0 ft., thence North 00°-11' East, 100.0 ft. to the place of beginning. Being a part of the NE1/4 SEL/4 of Section 31, township 30, North range 111 West, Sublette County, Wyoming;

SUBJECT TO a right-of-way over the West 50 ft. thereof for a public highway;