

THIS AGREEMENT, Made and entered into this 10 day of October 1966, by and between Roxie Dew aka Roxie L. Dew, a widow,

of Pinedale, Sublette County, State of Wyoming, of the first part, and Harold J. Cline and Marlene J. Cline, husband and wife, as tenants of an estate by the entireties with full right of survivorship,

of Pinedale, Sublette County, State of Wyoming, of the second part,

WITNESSETH, That the part y of the first part, for and in consideration of the sum of (\$10.00) Ten 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 part ies 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; does hereby for herself and her heirs, executors, administrators and assigns, covenant, promise and agree to convey and assure to the said part ies of the second part by a good and sufficient Warranty Deed, subject, however, to 1/4 of the taxes of A. D. 1966 and subsequent taxes, to and for the following described real estate, situated in Sublette County, State of Wyoming, to-wit:

Lots 9 and 10, Block 2, Nelson Addition to the Town of Pinedale, Wyoming, as the same appears as record on the official plat therefore 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.

Subject to rights of way and easements of record or in use.

SOLD FOR Thirty Five Hundred and no/100 DOLLARS (\$ 3500.00) 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 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 sum of \$40.00 a month, including interest, first said payment due 15 November 1966, and a like payment due the 15th of each month thereafter for 29 additional months, said balance, plus interest, due at the end of 30 months to become immediately due and payable.

Payable at the office of Roxie Dew with interest at the rate of 5 per cent per annum from date. Interest payable monthly. If principal or interest is not paid when due, the same to draw 5 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 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 parties of the second part agrees to keep the buildings on said premises insured in a sum not less than \$3500.00 Dollars, in favor of and payable to part y of the first part, as her interests may appear.

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

Robert W. Stevens
In presence of

Roxie Dew
Harold Cline
Marlene J. Cline

INDIVIDUAL ACKNOWLEDGMENT

THE STATE OF WYOMING,
County of Sublette

{ ss.

On this 10 day of October 1966, before me personally appeared Roxie Dew aka Roxie L. Dew, a widow, and Harold J. Cline and Marlene J. Cline, 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 10 day of October, A. D. 1966, Notary Public.

My commission expires on the 17 day of Oct, A. D. 19.

