

THIS AGREEMENT, Made and entered into this 27 day of June, 1969, by and between Donald W. Boyer and Reva Dell Boyer, husband and wife, through Gerald R. Mason their attorney in fact,  
of Sublette County, State of Wyoming, of the first part, and  
Lawrence W. Shaul and Vivian M. Shaul, husband and wife, as tenants of  
an estate by the entireties with full right of survivorship,  
of 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 (\$ 100.00 )  
One Hundred 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; do hereby for themselves and  
their 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 1/2 of the taxes of A. D.  
1969 and subsequent taxes, to and for the following described real estate, situated in Sublette County,  
State of Wyoming, to-wit:

Lots 36 and 37, Cooley Third Addition to the Town of Pinedale, Wyoming,  
as the same appears of 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 and the parties of the second part hereby assume the balance due  
on Lot 36, Cooley Third Addition, on the Agreement for Warranty Deed between  
the Cooleys and the Boyers, said balance is in addition to the purchase price  
of \$23,500.00  
SOLD FOR Twenty Three Thousand Five Hundred ----- DOLLARS (\$ \$23,500.00 )  
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:

Balance due in six (6) months from date and the parties of the second  
part have the right to accelerate payment of the balance.

115929

RECORDED June 27 1969 4:30 PM  
IN BOOK 26 Miscellaneous PAGE 47  
FEES \$ 2.00 Robert W. Evans COUNTY CLERK  
SUBLETTE COUNTY, PINEDALE, WYOMING E. Falls

Payable at the office of Sievers & Mason with interest at the rate of 4 per cent per annum from date.  
Interest payable \_\_\_\_\_. If principal or interest is not paid when due, the same to draw 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 ies of the second part agrees to keep the buildings on said premises insured in a sum not less than  
\$23,500.00 Dollars, in favor of and payable to parties 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

Donald W. Boyer & Reva  
Dell Boyer by Gerald  
R. Mason attorney in fact  
Lawrence W. Shaul  
Vivian M. Shaul

ACKNOWLEDGMENT

State of Wyoming } ss.  
County of Sublette

The foregoing instrument was acknowledged before me this 27 day of June, 1969.  
Witness my hand and official seal.

Jean B. Fessli  
Signature  
Notary Public

My commission expires on the 27 day of Dec., A. D. 1970.  
Title of Officer

