

6.

Seller shall complete the sale of the aforesaid real estate immediately upon receipt of the purchase price by conveying the said real estate unto the Purchaser and with that purpose in mind Seller shall execute a warranty deed in form as provided by Section 34-42 of the Wyoming Statutes, 1957, unto the Purchaser.

7.

Seller shall deliver unto Purchaser on or before the 1st day of August, 1969, abstract of title continued to date hereof, which said abstract of title shall show marketable title vested in the Seller on the date hereof, and Purchaser shall have thirty (30) days after receipt of said abstract of title, in which to examine the said abstract of title. Objections to marketability of title shall be delivered to Seller at Big Piney, Wyoming, and in event title is not found to be marketable, Purchaser shall have the following options to which Seller agrees:

- (a) At the demand of Purchaser, Seller shall quiet the title of Seller in and to the above described real estate or any part thereof the title to which is found to be unmarketable; or Seller shall do and perform any other act or acts necessary to make the title marketable and therefore acceptable by the Purchaser;
- (b) Rescind the agreement of the parties by restoring each party to his original position as held prior to the within agreement in which event Purchaser shall restore possession of said lands unto the Seller and Seller shall restore unto Purchaser all money paid hereunder;

In event Purchaser shall find title as vested in Seller to be marketable, Purchaser shall notify Seller of acceptance of title by delivering unto Seller the letter or written acceptance of the Purchaser stating therein that Purchaser accepts title of Seller on said date as marketable; and Purchaser shall then return