

THIS AGREEMENT, Made and entered into this 20th day of August 1970, by and between  
ELTON COOLEY and ALMIRA COOLEY, husband and wife

of Pinedale, Sublette County, State of Wyoming, of the first part, and  
THOMAS L. BARTLETT and MARIE C. BARTLETT, husband and wife

of Ogden, Weber County, State of Wyoming, of the second part,

WITNESSETH, That the parties of the first part, for and in consideration of the sum of (\$ 510.00 )  
Five Hundred 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 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 one-half of the taxes of A. D.  
1970 and subsequent taxes, to and for the following described real estate, situated in Sublette County,  
State of Wyoming, to-wit:

Lot Eight (8), Block Twenty-six (26), Cooley Fifth Addition  
to the Town of Pinedale, Wyoming, as the same appears on the  
plat thereof filed for record in the office of the County  
Clerk, and Ex-Officio Register of Deeds for Sublette County,  
Wyoming.

SOLD FOR One Thousand Seven Hundred and No/100 DOLLARS (\$ 1,700.00 )  
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:

Two equal annual payments of \$595.00 plus interest, first  
said payment due 1 August 1971, and final payment due 1 August  
1972.

Payable at the office of Elton Cooley with interest at the rate of 7 per cent per annum from date.  
Interest payable annually. If principal or interest is not paid when due, the same to draw 7 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 part ies 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 part ies 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 None  
None Dollars, in favor of and payable to part ies 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

Thomas L. Bartlett  
Marie C. Bartlett  
Elton Cooley  
Almira Cooley

ACKNOWLEDGMENT

State of Utah }  
County of Weber } ss.

The foregoing instrument was acknowledged before me this  
Witness my hand and official seal.

18th day of August 1970  
Marion J. Oston  
Signature

Notary Public  
Title of Officer

My commission expires on the 12th day of April, A. D. 1973.