

POLLARD at Pinedale, Wyoming, or at such other place as they may from time to time hereafter designate;

4.

Purchaser shall be entitled to possession of the aforesaid real property from and after execution of the within agreement;

5.

Seller shall complete the sale of the aforesaid real property immediately upon receipt of the purchase price in full, together with all interest as hereinabove provided, by conveyance of said lands unto the Purchaser and with that purpose in mind Seller shall execute a warranty deed in form as provided by Section 34-42, Wyoming Statutes, 1957, in favor of the Purchaser;

6.

Seller shall deliver unto Purchaser abstract of title continued to date hereof which shall show the above-described real estate free and clear of all liens and encumbrances, including taxes for the year 1970, and that title shall in all respects be and appear as marketable in the selling parties. Purchaser shall have a reasonable time in which to examine the aforesaid abstract of title and to assure Purchaser of the marketability of Seller's title. In event that Purchaser shall find title unmarketable, then, and in that event, Seller agrees to return the down payment hereunder and the parties hereto expressly agree to rescind the within agreement and to restore each party to original position; or, in the alternative, the Purchaser may waive defects in title and elect to proceed with the purchase herein provided, and further, and in that event, Seller agrees to do all things and matters necessary to make said title marketable, all at the expense of Seller;