REAL ESTATE SALES AGREEMENT

This agreement, made and entered into this 1st day of April, 1971,

by and between Doyle F. Child and Elaine C. Child, husband and wife, and

Ted C. Frome and Betty B. Frome, husband and wife, of Afton, Lincoln

County, Wyoming, hereinafter called the Seller, and Charles M. Neely and

Lucinda A. Neely, husband and wife, of Pinedale, Sublette County, Wyoming,

hereinafter called the Buyer,

WITNESSETH:

That for and in consideration of the payments made and to be made,

and of the covenants made to be kept and performed, the seller agrees to

sell to the buyer and the buyer agrees to purchase from the seller the fol-

lowing described real property located in Sublette County, Wyoming, and

more particularly described as follows, to-wit:

> The SE$\frac{1}{4}$SW$\frac{1}{4}$ of Section 5, T35N, R113W, of the
> 6th P.M., Wyoming, excepting therefrom a tract
> of land 80 feet wide through the entire 40 acres
> where the present improved road exists.

The sale is made upon the following terms and conditions, to-wit:

1. The total sales price of the property is the sum of Seven Thousand

Five Hundred Fifteen Dollars and Twenty Cents ($7,515.20) which is Two

Hundred Dollars ($200.00) per acre for the land to be conveyed, which is

37.576 acres, of which a down payment in the amount of Two Thousand Dol-

lars ($2,000.00) has been received by the seller and the seller hereby admits

receipt of the same.

The balance of the purchase price of Five Thousand Five Hundred Fifteen

Dollars and Twenty Cents ($5,515.20) shall be paid to the seller by the buyer

at the rate of Fifty Dollars ($50.00) per month plus interest at eight per cent

(8%) per annum on the unpaid balance, payable monthly beginning July 25, 1971,

said payments to be made to the account of the seller at the First National Bank

of Pinedale, Wyoming, said bank hereby being designated as the escrow agent of

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