

THIS AGREEMENT, Made and entered into this 5th day of August, 1971, by and between  
**LOUIS W. ISAACS and ALENE P. ISAACS, Husband and wife,**

of \_\_\_\_\_, Sublette County, State of Wyoming, of the first part, and  
MARLIN E. WRIGHT and CLAIRE A. WRIGHT, Husband and wife as  
tenants of an estate by the entireties with full right of survivorship  
of Pinedale, Sublette County, State of Wyoming, of the second part,

WITNESSETH, That the parties of the first part, for and in consideration of the sum of (\$ 5,000.00 )  
Five Thousand 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 they hereby for and  
their heirs, executors, administrators and assigns, covenant, promise and agree to convey and assure to the said  
part of the second part by a good and sufficient Warranty Deed, subject, however, to 3 1/2 Sublet of the taxes of A. D.  
1971 and subsequent taxes, to and for the following described real estate, situated in \_\_\_\_\_ County,  
State of Wyoming, to-wit:

East 104 feet of Lot 2, Bloom Subdivision, West One-half of Lot 3, Bloom Subdivision, Sublette County, Wyoming, TOGETHER WITH all improvements and appurtenances thereunto appertaining;  
SUBJECT TO easements and rights of way of record or in use; and  
SUBJECT TO reservations and restrictions contained in United States Patents.

Party of the second part to take possession September 15, 1971.

SOLD FOR Twenty Five Thousand and No/100 DOLLARS (\$ 25,000.00)  
and to include all improvements now on said property and such other improvements as may hereafter be placed on said premises, the latter to be held as additional security in case of failure to fulfill the covenants of this contract.

And the part \_\_\_\_\_ of the second part do \_\_\_\_\_ hereby, for \_\_\_\_\_ and \_\_\_\_\_, heirs, ex-  
ecutors and assigns, covenant, promise and agree to and with the said part \_\_\_\_\_ of the first part, \_\_\_\_\_ 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:

156 equal monthly payments of \$201.07, first payment being due October 15, 1971 and subsequent payments due on the 15th day of each month thereafter until the entire balance due or to become due hereunder in the amount of \$20,000.00 together with interest thereon at the rate of 7½% per annum, interest being included in said payments, has been paid.

Payable at the ~~office of~~ First National Bank of Pinedale 7 1/2 per cent per annum from date.  
Interest payable ~~monthly~~ if principal or interest is not paid when due to draw any current interest of  
annum from maturity until paid. The right to accelerate payment on any current interest of  
\$100.00 is hereby granted to the parties of the second part, or the  
entire balance then due may be paid, and thus reduce interest.

PROVIDER ALWAYS, and these presents are upon the express condition, that in case of failure of said part \_\_\_\_\_ of the second part, \_\_\_\_\_ heirs, executors, administrators or assigns, to perform all or either of the covenants and promises on \_\_\_\_\_ part to be performed, then said part \_\_\_\_\_ of the first part, \_\_\_\_\_ 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 \_\_\_\_\_ 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 \_\_\_\_\_ of the second part agrees to keep the building on said premises insured in a sum not less than \$18,000.00 \_\_\_\_\_ Dollars, in favor of and payable to part \_\_\_\_\_ of the first part, as \_\_\_\_\_ 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

Louis W. Isaacs	Louis W. Isaacs
Alene P. Isaacs	Alene P. Isaacs
Marlin E. Wright	Marlin E. Wright
Claire A. Wright	Claire A. Wright

## ACKNOWLEDGMENT

State of Wyoming } ss.  
County of Sublette

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of August, 1971  
 Witness my hand and official seal.

Agnes Abo  
Signature  
Notary Public

My commission expires on the 4<sup>th</sup> day of June A. D. 19 71 Title of Officer \_\_\_\_\_