

THIS AGREEMENT, Made and entered into this 14 day of May, 1970, by and between
GEORGE N. DILTS and LOUISE R. DILTS, husband and wife

of Waterloo, Seneca County, State of New York, of the first part, and
KERMIT O. D. SNYDER and VALENTINE SNYDER, husband and wife

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 (\$1,000.00)
One 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 party 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 them 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 2/3 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:

Lots 6 and 7, Block 2, Jones Addition to the Town of Pinedale, Wyoming;

Subject to: Reservations and restrictions contained in United States Patents.

Subject to: Rights of way or easements of record or in use.

SOLD FOR **Seven Thousand Five Hundred and No/100 DOLLARS (\$ 7,500.00)** 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 parties of the second part do hereby, for them and their heirs, executors, administrators 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:

60 monthly payments commencing 1 June, 1970, and on the first day of each and every month thereafter until paid in full, provided, however, that parties of the second part may accelerate the payments or pay the balance without penalty.

WATERLOO, WATERLOO, NEW YORK 13165 16 18.

Payable at the office of First Nat'l Bank of Pinedale, Wyoming with interest at the rate of 7 per cent per annum from date. Interest payable monthly. 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 parties 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 parties 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 parties 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 parties of the second part agrees to keep the buildings on said premises insured in a sum not less than \$7500. 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

Kermit O. D. Snyder
Valentine Snyder
George N. Dilts
Louise R. Dilts

ACKNOWLEDGMENT

State of Wyoming } ss.
 County of Sublette

For Kermit O. D. Snyder & Valentine Snyder

The foregoing instrument was acknowledged before me this 14th day of May, 1970.
 Witness my hand and official seal.

Paul Allen
 Signature

Notary Public

Title of Officer

, A. D. 19 71

My commission expires on the 1st day of September

