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agreed that the First National Bank of Pinedale shall be designated as Escrow Agent for them and, in that connection, Purchasers agree to pay the initial escrow fee and Sellers agree to pay any periodic escrow charges thereafter assessed by said Escrow Agent.

At the time this agreement is signed by the parties, Sellers shall execute a good and sufficient Warranty Deed and a Bill of Sale conveying the real and personal property described in Paragraph 2 hereof to Purchasers and, along with the other instruments pertaining to said property, including the Abstract of Title, shall be deposited with the bank as Escrow Agent for the parties.

Said Escrow Agent shall receive and hold the same and make delivery thereof in accordance with the terms of this agreement. The bank is specifically instructed by both parties to hold the papers and instruments pertaining to said property until such time as Purchasers have made the payments due as set forth in Paragraph 3(b) of this agreement, whereupon and at such time the bank will deliver such instruments to the Purchasers. The bank is further instructed by the parties to receive the sums which become due according to the terms of this agreement from the Purchasers and out of each payment received by the bank from the Purchasers, the bank shall immediately disburse the amount due under the terms of the Barnes-Flint Contract of Sale to the First National Bank of Evanston, Wyoming, which is therein designated as the Escrow Agent and a copy of which agreement with the schedule of payments included is attached hereto. Any remaining amount is to be disbursed to Sellers as from time to time directed by them.

At the time the final payment or an accelerated payment as provided for in Paragraph 3(b) of this agreement is made, which is sufficient to liquidate the entire amount due under paragraph 3(b), including any accrued interest, said bank shall apply the entire amount necessary to liquidate the amount due