AGREEMENT FOR WARRANTY DEED

THIS AGREEMENT, Made and entered into this 7th day of July, 1972 by and between HAROLD REACH and LEDA I. REACH, husband and wife, of Pinedale, Sublette County, State of Wyoming, of the first part, and MERRILL T. POWELL and GENEVA M. POWELL, husband and wife, of Pinedale, Sublette County, Wyoming, of the second part,

WITNESSETH, That parties of the first part, for and in consideration of the sum of One Thousand and No/100 Dollars ($1000.00) 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 parties 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 themselves 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 one-half (1/2) of the taxes of A. D. 1972 and subsequent taxes, to and for the following described real estate, situated in Sublette County, Wyoming, to-wit:

> A tract of land lying in the Northwest Quarter of the Northeast Quarter of Section 26, Township 33 North, Range 109 West of the 6th Principal Meridian, Sublette County, Wyoming, more particularly described as follows: Beginning at the Quarter Section corner common to Sections 26 and 23; thence South 89° 41' East along the section line common to Sections 26 and 23, a distance of 533.45 feet; thence South 0° 19' West a distance of 897.47 feet; thence North 89° 47' West a distance of 252.38 feet; thence North 42° 14' 30" West a distance of 414.04 feet; thence North 0° 13' East, along center line of Section 26, a distance of 592.93 feet to the point of beginning;
> Containing 10.00 acres more or less.
> TOGETHER WITH all improvements and appurtenances thereunto appertaining, and together with all water, water rights, ditches and ditch rights, reservoir and reservoir rights;
> SUBJECT TO reservations and restrictions contained in United States Patents, easements and rights of way of record or in use;
> RESERVING, HOWEVER, to the grantors, an undivided one-half (1/2) interest in the oil, gas or all other minerals, together with the right of ingress and egress to prospect for, mine and remove same.

SOLD FOR Ten Thousand and No/100 Dollars ($10,000.00) 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

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RECORDED July 7 1972 11:15 A M
IN BOOK 28 Miscellaneous PAGE 227
FEES $ 4.00 [illegible] COUNTY CLERK
SUBLETTE COUNTY, PINEDALE, WYOMING