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RECORDED October 3 1972 9:00 AM
IN BOOK 28 Miscellaneous PAGE 345
FEES 3.25 Anne R. Clark COUNTY CLERK
SUBLETTE COUNTY CLERK
By Ann J. Spake Deputy

SALE CONTRACT

Deed is at
State Bank of Big
Piney
Frank D. Ball, Jr.
in safety deposit box
of Frank D. Ball, III

This Sale Contract made as of April 14, 1971, between
Frank D. Ball, Jr. and Marie C. Ball, husband and wife; and Paul N. Scherbel
and Rachel A. Scherbel, husband and wife, herein called "seller," and
Wilson M. Grant and Marie M. Grant, husband and wife, herein called "Purchaser!"

Rachld
Scherbel

1. SALE. The seller hereby agrees to sell to purchaser and purchaser hereby
agrees to purchase from seller, the following described real property, to-wit:

22 June
1971

Lots 10, 11, 12, Block 28 of the Original Townsite of
the Town of Marbleton, County of Sublette, Wyoming.

herein called "the property."

2. PURCHASE PRICE. The purchase price of the property is \$1,000.00, which
purchaser promises and agrees to pay to seller at Big Piney, Wyoming, as
follows:

The sum of \$100 upon the execution hereof, receipt for
which is hereby acknowledged by seller, and

The sum of \$900.00 in installments of \$25.00 per
month until the principal is paid in full.

Purchaser shall have the right at any time to pay all or any part of
the principal sum.

3. POSSESSION. Purchaser shall be entitled to enter into possession of
the property on 14 April 1971, and to continue in possession thereof unless
and until default is made under the terms of this Sale Contract.

4. WARRANTY DEED. Upon payment in full by purchaser of the purchase price
as herein provided, seller agrees to convey the property to purchaser by good
and sufficient Warranty Deed; provided, however, that seller shall not be
required to warrant title against any person, firm or corporation claiming
by or through the purchaser. Seller agrees to survey lot.

agree

5. TAXES. Purchaser and seller shall ~~pay~~ the taxes for 1971 shall be
paid by the purchaser, and subsequent taxes also.

6. TERMINATION. If purchaser defaults as to any of the provisions contained
in this Sale Contract or is adjudicated bankrupt or makes an assignment for
the benefit of creditors, seller shall have the right at any time thereafter
to notify purchaser in writing of the nature and extent of the default and if
such default is not corrected within thirty (30) days after the giving of such
notice seller shall have the right at any time thereafter to terminate this
agreement and purchaser's rights hereunder and all payments made by purchaser
hereunder shall be retained by seller as liquidated damages and rental for use
of the property and seller shall have the right to enter and take possession
of the property or any part thereof, or, if seller so elects, seller may
declare the unpaid principal provided for in this Sale Contract immediately
due and owing and proceed to collect the same in any manner provided by law.
If the seller shall default under this Sale Contract purchaser shall have
the right at any time thereafter to notify seller in writing of the nature
and extent of the default and if such default is not corrected within thirty
(30) days after the giving of notice the purchaser shall have the right to
sue for specific performance; provided, however, if the default of the seller
is due to a defect in title to the property which the purchaser will not
waive the seller will promptly refund the full amount of the monies paid by
the purchaser under this Sale Contract and this Sale Contract shall then
terminate without any further claim by either party against the other. The
failure of either party to comply with the terms of this Sale Contract will
obligate that party to pay all expense, including a reasonable attorney's
fee incurred by the other party because of that failure.