

133212

RECORDED October 20 1972 9:00 AM
IN BOOK 28 MISC PAGE 400
FEES 6⁰⁰ ame R Clark COUNTY CLERK
SUBLETTE COUNTY DEENK

REAL ESTATE SALES AGREEMENT

by Lee & Lake Deputy

This agreement, made and entered into this 31st day of August,
1972, by and between Hoback Ranches, a Wyoming Corporation, of Afton,
Lincoln County, Wyoming, hereinafter called the Seller, and
DAVID C. HANSEN, A single Man of 1560 So. Cedar Casper, Wyoming 82601

hereinafter called the Buyer,

WITNESSETH:

That for and in consideration of the payments made and to be made, and of the covenants made to be kept and performed, the seller agrees to sell to the buyer and the buyer agrees to purchase from the seller the following described real property located in Sublette County, Wyoming, and more particularly described as follows, to-wit:

Subject to all easements and reservations of sight and record.

Said described property is made subject to the Hoback Ranches Protective Covenants, a copy of which is attached to this agreement as Exhibit "A" and by this reference made a part of this contract and description.

The sale is made upon the following terms and conditions, to-wit:

1. PAYMENTS: The total sales price of the property is the sum of Twenty Five Thousand Five Hundred (\$ 25,500.00), of which a down payment in the amount of Two Thousand Five Hundred Fifty (\$ 2,550.00) has been received by the seller and the seller hereby admits receipt of the same.

The balance (\$ 22,950.00) of the purchase price shall be paid to the seller by the buyer as follows:

A monthly payment of \$192.72 to include interest at the rate of 7% per annum with interest beginning September 15, 1972 and the first monthly payment being October 15, 1972; provided, however, that the entire amount shall be due and payable on or before October 19, 1982 at the option of the Seller.

The buyer has the right to prepay any portion of the purchase price at any time without penalty for prepayment, any such prepayment to be applied first to interest and then to principal.

Said payments are to be made to the First National Bank of Jackson Hole at 101 W. Pearl, Jackson, Wyoming; said bank hereby being designated the escrow agent of the parties hereto to collect the monies and deliver a