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AGREEMENT FOR WARRANTY DEED

THIS AGREEMENT, made and entered into this 13th day of June, 1972, by and between TRIANGLE R LODGE, INC., a Wyoming Corporation of Pinedale, Sublette County, State of Wyoming, of the first part, and OUTDOOR LEADERSHIP SUPPLY, a Wyoming Corporation of Lander, Fremont County, State of Wyoming, of the second part

WITNESSETH, That the party of the first part, in consideration of the sum of Four Thousand, Eight Hundred and No/100 (\$4,800.00) 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, its heirs, executors, administrators or assigns, shall, and do well and faithfully perform the covenants and agreements hereinafter mentioned on its part to be kept and performed; does hereby for it and its heirs, executors, administrators and assigns, covenant, promise and agree to convey and assure to the said party 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, State of Wyoming, to-wit:

Approximately 47.5 acres of land located in Section 8, Township 32 North, Range 107 West located in the E $\frac{1}{2}$ SE $\frac{1}{4}$ of said section lying North of the north bank of the East Fork River and approximately 2.5 acres of land located in Section 9, Township 32 North, Range 107 West located in the S $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said section lying North and West of the north bank of the East Fork River TOGETHER WITH all improvements and appurtenances thereunto appertaining and water and water rights, ditch and ditch rights, SUBJECT TO reservations and restrictions of record or in use, reservations contained in United States Patents and RESERVING unto grantor and its assigns a right of ingress and egress across said property on the existing road or equivalent as access to grantor's adjoining property to the South. SUBJECT TO a life estate in the main house located on said property belonging to Leonard Priebe and Verna Priebe. TOGETHER WITH all present and any subsequently acquired BLM lease rights owned by grantor North of the East Fork River adjoining the above described property, subject to BLM acceptance and approval; TOGETHER WITH all equipment and personalty belonging to grantor now located on said property except the wagon wheels and welder.

SOLD FOR a total of Forty-eight Thousand and No/100 (\$48,000.00) Dollars 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 party of the second part does for it and its heirs, executors, administrators and assigns, covenant, promise and