

THIS AGREEMENT, Made and entered into this _____ day of April 1973, by and between ROBERT J. THOMAS and FLORENCE L. THOMAS, husband and wife,

of _____ County, State of _____, of the first part, and **REDSTONE CORPORATION, A Wyoming Corporation,**

of _____ Sublette County, State of Wyoming, of the second part,

WITNESSETH, That the parties of the first part, for and in consideration of the sum of (\$ 13,920.00) Thirteen Thousand Nine Hundred Twenty and No/100 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; do hereby for themselves and their 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 8/12 of the taxes of A. D. 1973 and subsequent taxes, to and for the following described real estate, situated in Sublette County, State of Wyoming, to-wit:

Township 35 North, Range 111 West of the 6th Principal Meridian, Sublette County, Wyoming:

Section 10: S $\frac{1}{2}$

Containing 320 acres more or less:

Together with all improvements and appurtenances thereunto appertaining, all water and water rights, ditches and ditch rights thereunto appertaining;

SUBJECT TO reservations and restrictions contained in United States Patents and to easements and rights of way of record or in use.

SOLD FOR Forty-eight Thousand and No/100 DOLLARS (\$ 48,000.00) 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 fulfill the covenants of this contract.

And the party of the second part does hereby, for itself and its heirs, executors, administrators and assigns, covenant, promise and agree to and with the said party of the first part, their heirs, executors, administrators, and assigns, to pay the balance of the consideration price for said premises, and all taxes and assessments when due, as follows, to-wit: Balance of \$34,080.00 payable in five (5) equal annual payments due each anniversary of date of contract in the amount of \$6816.00 each plus interest at the rate of 8% per annum. Right to accelerate payments in any multiple of \$1000.00 or the entire balance then due or to become due an any date after January 1, 1974, is hereby granted.

135877

RECORDED April 27 1973 10:30 A.M.
IN BOOK 28 miss. PAGE 643
FEES 2⁰⁰ *and Clark* COUNTY CLERK
SUBLETTE COUNTY CLERK
by Last Name Deputy

Payable at the office of Robert J. Thomas with interest at the rate of 8 per cent per annum from date. Interest payable annually. If principal or interest is not paid when due, the same to draw 8 per cent interest per annum from maturity until paid.

Upon tender of the balance of the purchase price of \$150.00 per acre for any forty (40) acre legal subdivision, Sellers will deliver Warranty Deed free of encumbrances to the purchaser.

PROVIDED ALWAYS, and these presents are upon the express condition, that in case of failure of said party of the second part, its heirs, executors, administrators or assigns, to perform all or either of the covenants and promises on its part to be performed, then said party of the first part, their heirs, executors, administrators or assigns, shall have the right to declare this contract void, and thereupon to recover by distress upon the premises or otherwise all the interest which shall have accrued upon this contract up to the day of declaring it void, as rent for use and occupation of said premises; to hold and retain all moneys paid on this contract by said party of the second part, as liquidated damages, and to take immediate possession of the premises; to regard the person or persons in possession on such termination of the contract as tenant or tenants holding over without permission; and to recover all damages sustained by holding over without permission, or by reason of any waste or damage committed or suffered on said premises.

The party of the second part agrees to keep the buildings on said premises insured in a sum not less than None Dollars, in favor of and payable to party of the first part, as their interests may appear.

This contract issued in duplicate and not transferable without permission in writing of first party first had and obtained.

ATTEST: In presence of

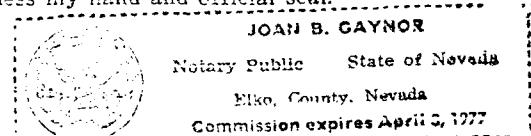
Robert J. Thomas
Secretary

Robert J. Thomas
ROBERT J. THOMAS
FLORENCE L. THOMAS
REDSTONE CORPORATION, A Wyo. Corp.
By *Howell Beach*
President

ACKNOWLEDGMENT

State of _____, _____, _____ ss.
County of _____, _____

The foregoing instrument was acknowledged before me this 25th day of April 1973.
Witness my hand and official seal.



My commission expires on the 3rd day of April, 1977.

Joan B. Gaynor
Signature
Notary Public
(Title of Officer
A. D. 1977