



2015-721303 8/7/2015 2:32 PM PAGE: **1** OF **4**
BOOK: 911 PAGE: 485 FEES: \$21.00 PK MODIFICATION OF MOI
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

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MODIFICATION OF MORTGAGE

DATE AND PARTIES. The date of this Real Estate Modification (Modification) is June 26, 2015. The parties and their addresses are:

MORTGAGOR:

JAMES M LEGERSKI
385 Big Goose Road
Sheridan, WY 82801

CHANDRA L LEGERSKI
385 Big Goose Road
Sheridan, WY 82801

LENDER:

FIRST FEDERAL SAVINGS BANK
Organized and existing under the laws of the United States of America
46 W. Brundage St.
Sheridan, WY 82801

1. BACKGROUND. Mortgagor and Lender entered into a security instrument dated June 25, 2008 and recorded on July 3, 2008 (Security Instrument). The Security Instrument was recorded in the records of Sheridan County, Wyoming at Book 711, Page 0402, 614589 and covered the following described Property:

See attached legal description.

The property is located in Sheridan County at 385 Big Goose Rd, Sheridan, Wyoming 82801.

2. MODIFICATION. For value received, Mortgagor and Lender agree to modify the Security Instrument as provided for in this Modification.

The Security Instrument is modified as follows:

A. Secured Debt. The secured debt provision of the Security Instrument is modified to read:

(1) Secured Debts and Future Advances. The term "Secured Debts" includes and this Security Instrument will secure each of the following:

(a) Specific Debts. The following debts and all extensions, renewals, refinancings, modifications and replacements. A promissory note or other agreement, dated June 26, 2015, from Mortgagor to Lender, with a maximum credit limit of \$25,000.00 and maturing on June 20, 2025.

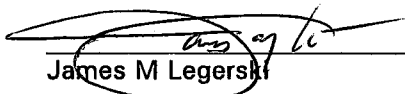
(b) Future Advances. All future advances from Lender to Mortgagor under the Specific Debts executed by Mortgagor in favor of Lender after this Security Instrument. If more than one person signs this Security Instrument, each agrees that this Security Instrument will secure all future advances that are given to Mortgagor either individually or with others who may not sign this Security Instrument. All future advances are secured by this Security Instrument even though all or part may not yet be advanced. All future advances are secured as if made on the date of this Security Instrument. Nothing in this Security Instrument shall constitute a commitment to make additional or future advances in any amount. Any such commitment must be agreed to in a separate writing.

(c) Sums Advanced. All sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

3. CONTINUATION OF TERMS. Except as specifically amended in this Modification, all of the terms of the Security Instrument shall remain in full force and effect.

SIGNATURES. By signing, Mortgagor agrees to the terms and covenants contained in this Modification. Mortgagor also acknowledges receipt of a copy of this Modification.

MORTGAGOR:


James M Legerski


Chandra Legerski

LENDER:

First Federal Savings Bank

By 
Sandy Sanderson, Consumer Loan Officer

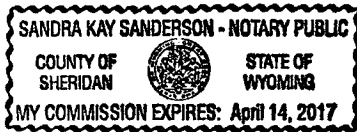


ACKNOWLEDGMENT.

State OF Wyoming, County OF Sheridan ss.

This instrument was acknowledged before me this 26 day of June, 2015 by James M Legerski, and Chandra L Legerski.

My commission expires: 4-14-2017 Sandra Kay Sanderson
(Notary Public)

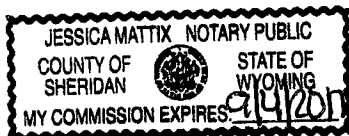


(Lender Acknowledgment)

State OF Wyoming, County OF Sheridan ss.

This instrument was acknowledged before me this 26 day of June, 2015 by Sandy Sanderson as Consumer Loan Officer of First Federal Savings Bank.

My commission expires: 9/4/2017 Jessica Mattix
(Notary Public)



LEGAL DESCRIPTION
2.000 ACRE TRACT and ACCOMPANYING ACCESS EASEMENT

2.000 ACRE TRACT

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 31, Township 56 North, Range 84 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point located N 86°43'11"E, 2128.46 feet from the Southwest Corner of said Section 31, said point also being the easternmost property corner of a tract of land referred to as "Tract A" as shown on County Lot Division, Permit # 6-93, as filed with the Office of the Sheridan County Clerk in Drawer A, Plat Number 91; thence N 52°50'53"E, 258.44 feet; thence S 29°04'30"E, 521.36 feet; thence N 88°17'13"W, 151.70 feet; thence N 46°44'39"W, 422.84 feet to the point of beginning, said tract containing 2.000 acres, more or less.

ACCESS EASEMENT

A thirty-foot (30.00') wide easement for purposes of ingress and egress located in the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 31, Township 56 North, Range 84 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, being lying 15 feet on each side of the following described centerline:

Beginning at a point on the north right of way line of State Highway No. 331, said point being located N 74°17'02"E, 1755.04 feet from the Southwest Corner of said Section 31; thence N 8°21'16"W, 65.31 feet; thence N 19°48'14"E, 54.16 feet; thence N 62°05'44"E, 49.90 feet; thence N 79°41'39"E, 48.99 feet; thence N 89°10'29"E, 37.65 feet; thence S 87°26'41"E, 27.34 feet; thence S 89°40'24"E, 54.53 feet; thence S 86°35'43"E, 47.32 feet; thence S 78°28'30"E, 42.31 feet; thence S 73°56'13"E, 29.16 feet; thence S 78°38'35"E, 75.81 feet; thence N 68°59'49"E, 37.26 feet; thence N 17°01'09"E, 27.09 feet; thence N 23°39'08"W, 29.77 feet; thence N 46°44'39"W, 260.11 feet parallel to and 15 feet southwesterly of the southwesterly line of the above-described 2.000 acre tract to a point on the southeasterly line of a tract of land referred to as "Tract A" as shown on County Lot Division, Permit # 6-93, lengthening or shortening the side lines of said easement to intersect the north right of way line of State Highway No. 331.



2015-721303 8/7/2015 2:32 PM PAGE: 4 OF 4
BOOK: 911 PAGE: 488 FEES: \$21.00 PK MODIFICATION OF
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NO. 2015-721303 MODIFICATION OF MORTGAG
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
FIRST FEDERAL SAVINGS BANK 46 W BRUNDAGE
SHERIDAN WY 82801