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BOOK: 922 PAGE: 718 FEES: \$18.00 SM MODIFICATION OF MO
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 February 5, 2016. The parties and their addresses are:

MORTGAGOR:

RUSSELL SCOTT THOMPSON
As Successor Trustee
Of the **RUSSELL J. THOMPSON TESTAMENTARY TRUST**
Dated November 21, 1988, A Wyoming Trust
1117 N. Main Street
Sheridan, WY 82801

LENDER:

FIRST FEDERAL BANK & TRUST
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 November 9, 2010 and recorded on November 12, 2010 (Security Instrument). The Security Instrument was recorded in the records of Sheridan County, Wyoming at Book 783, Page 463, as Instrument #683786 and covered the following described Property:

PARCEL 1: The East 30 feet of Lot 11 and all of Lot 12, Block 8, Alger Addition to the Town, now City of Sheridan. Sheridan County, Wyoming.

PARCEL 2: Lot 3, Block 18 of Thurmond's Second Addition to the Town, now City of Sheridan, Sheridan County, Wyoming.

The property is located in Sheridan County at 407 W. Loucks Street And 375 W. Burkitt Street, 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. 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 February 5, 2016, from Mortgagor to Lender, with a modified loan amount of \$377,453.92 and maturing on August 1, 2021.

(b) All Debts. All present and future debts from Mortgagor to Lender, even if this Security Instrument is not specifically referenced, or if the future debt is unrelated to or of a different type than this debt. If more than one person signs this Security Instrument, each agrees that it will secure debts incurred either individually or with others who may not sign this Security Instrument. Nothing in this Security Instrument constitutes a commitment to make additional or future loans or advances. Any such commitment must be in writing. This Security Instrument will not secure any debt for which a non-possessory, non-purchase money security interest is created in "household goods" in connection with a "consumer loan," as those terms are defined by federal law governing unfair and deceptive credit practices. This Security Instrument will not secure any debt for which a security interest is created in "margin stock" and Lender does not obtain a "statement of purpose," as defined and required by federal law governing securities. This Modification will not secure any other debt if Lender, with respect to that other debt, fails to fulfill any necessary requirements or fails to conform to any limitations of the Truth in Lending Act (Regulation Z) or the Real Estate Settlement Procedures Act (Regulation X) that are required for loans secured by the Property.

(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:

Russell J. Thompson Testamentary Trust

By 

Russell Scott Thompson as Successor Trustee under the Russell J. Thompson Testamentary Trust, Trust, dated November 21, 1988

LENDER:

First Federal Bank & Trust

By 
Patrick Schilling, Assistant Vice President



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Russell J. Thompson Testamentary Trust
Wyoming Real Estate Modification
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Initials 
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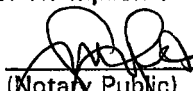
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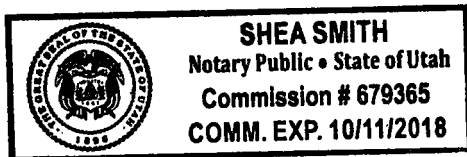
ACKNOWLEDGMENT.

State Utah OF Utah County OF Salt Lake ss.

This instrument was acknowledged before me this 3rd day of February, 2016 by
Russell Scott Thompson as Successor Trustee of Russell J. Thompson Testamentary Trust.

My commission expires:


(Notary Public)



(Lender Acknowledgment)

State Wyoming OF Wyoming County OF Sheridan ss.

This instrument was acknowledged before me this 5 day of February, 2016 by
Patrick Schilling as Assistant Vice President of First Federal Bank & Trust.

My commission expires:


(Notary Public)

