



2018-744661 8/23/2018 10:29 AM PAGE: 1 OF 4
BOOK: 986 PAGE: 408 FEES: \$21.00 MFP MODIFICATION OF MC
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 August 8, 2018. The parties and their addresses are:

MORTGAGOR:

JAMES A MICKELSON
HUSBAND
360 MEADE CREEK RD
SHERIDAN, WY 82801

NANCY L MICKELSON
WIFE
360 MEADE CREEK RD
SHERIDAN, WY 82801

LENDER:

FIRST NORTHERN BANK OF WYOMING
Organized and existing under the laws of the United States of America
29 N GOULD
SHERIDAN, WY 82801

1. BACKGROUND. Mortgagor and Lender entered into a security instrument dated JUNE 11, 2012 and recorded on JUNE 13, 2012 (Security Instrument). The Security Instrument was recorded in the records of Sheridan County, Wyoming at BOOK 827, PAGE 518 and covered the following described Property:

SEE EXHIBIT "A" ATTACHED HERETO

The property is located in Sheridan County at 360 MEADE CREEK 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:

JAMES A MICKELSON
Wyoming Real Estate Modification
WY/4NKESSLER00000000001737041N

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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, No. 102637, dated August 23, 2017, from Mortgagor to Lender, with a modified loan amount of \$120,210.91 and maturing on September 25, 2038.

(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 A MICKELSON


NANCY L MICKELSON

LENDER:

First Northern Bank of Wyoming

By 
Justin West, Market President

JAMES A MICKELSON
Wyoming Real Estate Modification

WY/4NKESSLER00000000001737041N

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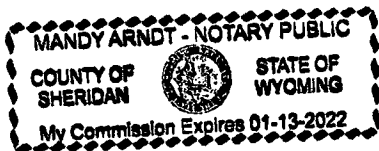
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ACKNOWLEDGMENT.

State OF Wyoming County OF Sheridan ss.
This instrument was acknowledged before me this 10th day of August, 2018 by
JAMES A MICKELSON, HUSBAND, and NANCY L MICKELSON, WIFE.

My commission expires:

Mandy Arndt
(Notary Public)

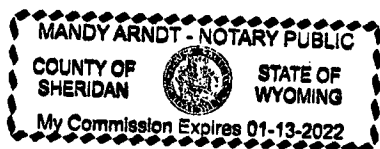


(Lender Acknowledgment)

State OF Wyoming County OF Sheridan ss.
This instrument was acknowledged before me this 10th day of August, 2018 by
Justin West as Market President of First Northern Bank of Wyoming.

My commission expires:

Mandy Arndt
(Notary Public)



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EXHIBIT A

A tract of land situated in the North $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 32, Township 55 North, Range 83 West, 6th P.M., Sheridan County, Wyoming; said tract more particularly described as follows:

Commencing at the southeast corner of said North $\frac{1}{4}$ SE $\frac{1}{4}$; thence S89°51'04"W, 270.15 feet along the south line of said North $\frac{1}{4}$ SE $\frac{1}{4}$ to the POINT OF BEGINNING of the herein described tract (Plastic Cap per L.S. 3892), said point being the southeast corner of a tract of land described in Book 276 of Deeds, Page 253; thence S89°51'04"W, 1181.83 feet along the south line of said tract described in Book 276 of Deeds, Page 253 to a point, said point being the southeast corner of a tract of land described in Book 313 of Deeds, Page 376; thence S89°51'04"W, 111.83 feet along the south line of said tract described in Book 313 of Deeds, Page 376 to a point (Aluminum Cap per L.S. 2815); thence N31°31'51"E, 828.74 feet to a point; thence S54°07'42"E, 305.46 feet to a point; thence S73°10'28"E, 78.61 feet to a point, said point lying on the northeasterly line of said tract described in Book 276 of Deeds, Page 253; thence S54°07'42"E, 188.78 feet along said northeasterly line described in Book 276 of Deeds, Page 253 to a point (Plastic Cap per L.S. 3892); thence S00°11'15"E, 212.28 feet along said northeasterly line described in Book 276 of Deeds, Page 253 to a point (Plastic Cap per L.S. 3892); thence S80°24'45"E, 393.34 feet along said northeasterly line described in Book 276 of Deeds, Page 253 to a point (Plastic Cap per L.S. 3892); thence S00°18'58"E, 112.91 feet along the east line of said tract described in Book 276 of Deeds, Page 253 to the POINT OF BEGINNING.



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FIRST NORTHERN BANK OF WYOMING P O BOX 400
BUFFALO WY 82834