



2019-752386 9/5/2019 3:54 PM PAGE: 1 OF 3
BOOK: 1011 PAGE: 220 FEES: \$18.00 PK 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 September 3, 2019. The parties and their addresses are:

MORTGAGOR:

MARK RAY PIXLEY
370 Fort Road
Sheridan, WY 82801

LENDER:

FIRST FEDERAL BANK & TRUST

Organized and existing under the laws of the United States of America
671 Illinois Street
Sheridan, WY 82801

1. BACKGROUND. Mortgagor and Lender entered into a security instrument dated June 24, 2009 and recorded on June 30, 2009 (Security Instrument). The Security Instrument was recorded in the records of Sheridan County, Wyoming at Book 745, Page 0727, 645085. and covered the following described Property:

Lots 6, 7, 8 and 9, Block 2, Wyoming Mutual Investment Company's Addition to the City of Sheridan, Sheridan County, Wyoming
AND

A tract of land situated in the SW1/4SE1/4 of Section 15 and the NW1/4NE1/4 of Section 22, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, said tract being more particularly described as follows:

Commencing at the north quarter corner of said Section 22; thence N88 degrees 35'30"E, 451.47 feet to the POINT OF BEGINNING of the herein described tract, said point being the northwest corner of Lot 9, Block 2, Wyoming Mutual Investment Company's Addition to the City of Sheridan; thence N88 degrees 20'01"E, 199.90 feet along the north line of said Block 2 to the northeast corner of Lot 6 of said Block 2; thence N00 degrees 24'32"E, 29.45 feet along the east line of said Lot 6 extended to the south right of way line of State Highway 337; thence N83 degrees 33'02"W, 200.88 feet along said south right of way line to a point on the west line of said Lot 9 extended; thence S00 degrees 24'32"W, 57.83 feet along the west line of extended to the POINT OF BEGINNING.

Mark Ray Pixley
Wyoming Real Estate Modification
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Initials
Page 1

MRP



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The property is located in Sheridan County at 370 Fort 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 24, 2009, from Mortgagor to Lender, with a maximum credit limit of \$30,000.00 and maturing on August 20, 2029.

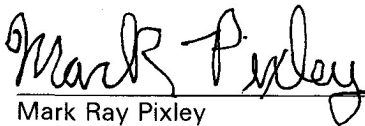
(b) Future Advances. All future advances from Lender to Mortgagor under the Specific Debts executed by Mortgagor in favor of Lender after this Security Instrument. If more than one person signs this Security Instrument, each agrees that this Security Instrument will secure all future advances that are 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 under seal, Mortgagor agrees to the terms and covenants contained in this Modification. Mortgagor also acknowledges receipt of a copy of this Modification.

MORTGAGOR:

 (Seal)
Mark Ray Pixley

LENDER:

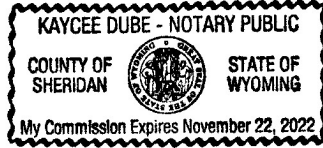
First Federal Bank & Trust

By  (Seal)
Stephanie Aggers, Mortgage Loan Officer

ACKNOWLEDGMENT.

State Wyoming OF Sheridan County OF Sheridan ss.
This instrument was acknowledged before me this 3rd day of September, 2019 by
Mark Ray Pixley . aka Mark Pixley-KD
My commission expires:

Kaycee Dube
(Notary Public)



(Lender Acknowledgment)

State Wyoming OF Sheridan County OF Sheridan ss.
This instrument was acknowledged before me this 3rd day of September, 2019 by
Stephanie Aggers as Mortgage Loan Officer of First Federal Bank & Trust.
My commission expires:

Kaycee Dube
(Notary Public)

