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## **MODIFICATION OF MORTGAGE**

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**DATE AND PARTIES.** The date of this Real Estate Modification (Modification) is September 9, 2014. The parties and their addresses are:

**MORTGAGOR:**

**MARK R PIXLEY**  
370 Fort 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 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, Block2, Wyoming Mutual Investment Company's Addition to the town, now City of Sheridan, Sheridan County, Wyoming. Also 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 of said Section 22; thence North 88 degrees 35'30" East, 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 North 88 degrees 20'01" East, 199.90 feet along the North line of said Block 2 to the Northeast corner of Lot 6, of said Block 2; thence North 00 degrees 24'32" East, 29.45 feet along the East line of said Lot 6 extended to the South right-of-way line of State Highway 337; thence North 83 degrees 33'02" West, 200.88 feet along said South right-of-way line to a point on the West line of said Lot 9 extended; thence South 00 degrees 24'32" West, 57.83 feet along said West line extended to the point of beginning.

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 September 9, 2014, from Mortgagor to Lender, with a maximum credit limit of \$30,000.00 and maturing on September 20, 2024.

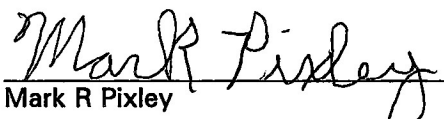
**(b) Future Advances.** All future advances from Lender to Mortgagor under the Specific Debts executed by Mortgagor in favor of Lender after this Security Instrument. If more than one person signs this Security Instrument, each agrees that this Security Instrument will secure all future advances that 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. In the event that Lender fails to provide any required notice of the right of rescission, Lender waives any subsequent security interest in the Mortgagor's principal dwelling that is created by this Security Instrument. This Modification will not secure any other debt if Lender fails, with respect to that other debt, to fulfill any necessary requirements or conform to any limitations of Regulations Z and 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:**

  
Mark R Pixley  
Individually

**LENDER:**

First Federal Savings Bank

By   
Sandy Sanderson, Consumer Loan Officer

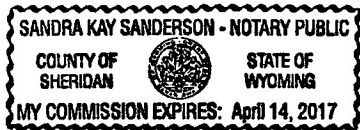


ACKNOWLEDGMENT.

State OF Wyoming County OF Sheridan ss.  
This instrument was acknowledged before me this 9th day of September, 2014 by  
Mark R Pixley .

My commission expires: 4-14-2017

Sandra Kay Sanderson  
(Notary Public)

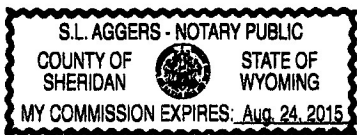


(Lender Acknowledgment)

State OF Wyoming County OF Sheridan ss.  
This instrument was acknowledged before me this 9th day of September, 2014 by  
Sandy Sanderson as Consumer Loan Officer of First Federal Savings Bank.

My commission expires: 8-24-2015

S. Aggers  
(Notary Public)



2014-714706 9/18/2014 10:22 AM PAGE: 3 OF 3  
BOOK: 890 PAGE: 800 FEES: \$18.00 PK MODIFICATION OF MO  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK