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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 May 1, 2019. The parties and their addresses are:

MORTGAGOR:
CRAIG BOHELER
408 Main St
Dayton, WY 82836

ELAINE STEVENS
husband and wife
PO Box 1055
Dayton, WY 82836

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 March 28, 2014 and recorded on March 28, 2014 (Security Instrument). The Security Instrument was recorded in the records of Sheridan County, Wyoming at 2014-711162
BOOK: 880 PAGE: 286 and covered the following described Property:

Lot 4, 5 and 6, Block 15 of the Original Town of Dayton, Sheridan County, Wyoming.

The property is located in Sheridan County at 408 And 410 Main St (Lots 4, 5, And 6), Dayton, Wyoming 82836.

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 March 28, 2014, from C & E Marketing Group, Inc. (Borrower) to Lender, with a modified loan amount of $277,641.40 and maturing on April 1, 2020.

(b) All Debts. All present and future debts from C & E Marketing Group, Inc. 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 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)
Craig Boheler

_______________________ (Seal)
Elaine Stevens

LENDER:

First Federal Bank & Trust

By_______________________ (Seal)
Lee Kahm, Commercial Loan Officer

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ACKNOWLEDGMENT.

County OF Sheridan, State OF Wyoming ss.

This instrument was acknowledged before me this 1st day of May, 2019 by Craig Boheler, and Elaine Stevens, husband and wife.

My commission expires:

(Notary Public)

TRACY LARSEN - NOTARY PUBLIC
COUNTY OF SHERIDAN
STATE OF WYOMING
My Commission Expires January 3, 2023

(Lender Acknowledgment)

County OF Sheridan State OF Wyoming ss.

This instrument was acknowledged before me this 1st day of May, 2019 by Lee Kahm as Commercial Loan Officer of First Federal Bank & Trust.

My commission expires:

(Notary Public)

TRACY LARSEN - NOTARY PUBLIC
COUNTY OF SHERIDAN
STATE OF WYOMING
My Commission Expires January 3, 2023

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FIRST FEDERAL BANK & TRUST 46 W BRUNDAGE
SHERIDAN WY 82801