



2019-751873 8/14/2019 12:49 PM PAGE: 1 OF 3
BOOK: 1009 PAGE: 450 FEES: \$18.00 HLM MODIFICATION OF M
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 13, 2019. The parties and their addresses are:

MORTGAGOR:

PHILLIPS INVESTMENTS LLC
A Wyoming Limited Liability Company
1744 N MAIN ST
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 APRIL 8, 2016 and recorded on APRIL 8, 2016 (Security Instrument). The Security Instrument was recorded in the records of Johnson County, Wyoming at BOOK 926, PAGE 466 and covered the following described Property:

LOTS 7, 8 AND 9, BLOCK 16, WYOMING MUTUAL INVESTMENT COMPANY'S ADDITION TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

The property is located in Johnson County at 1744 N MAIN 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 and Future Advances. The term "Secured Debts" includes and this Security Instrument will secure each of the following:

PHILLIPS INVESTMENTS LLC
Wyoming Real Estate Modification
WY/4XJDURFEE0000000002027018N

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(a) Specific Debts. The following debts and all extensions, renewals, refinancings, modifications and replacements. A promissory note or other agreement, No. 300014324, dated April 8, 2016, from Mortgagor to Lender, with a modified loan amount of \$266,386.36 and maturing on August 8, 2039.

(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:

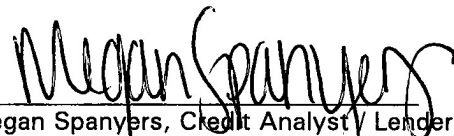
PHILLIPS INVESTMENTS LLC

By 
FIELDING TANNER PHILLIPS, Member

By 
MEAGAN B PHILLIPS, Member

LENDER:

First Northern Bank of Wyoming

By 
Megan Spanyers, Credit Analyst/Lender



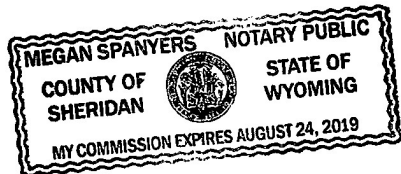
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ACKNOWLEDGMENT.

State Wyoming OF Sheridan County OF Sheridan ss.
This instrument was acknowledged before me this 9 day of August, 2019 by
FIELDING TANNER PHILLIPS and MEAGAN B PHILLIPS as Member and Member of PHILLIPS INVESTMENTS LLC.
My commission expires:

Megan Spanyers
(Notary Public)



(Lender Acknowledgment)

State Wyoming OF Sheridan County OF Sheridan ss.
This instrument was acknowledged before me this 9th day of August, 2019 by
Megan Spanyers as Credit Analyst / Lender of First Northern Bank of Wyoming.
My commission expires:

Mandy Arndt
(Notary Public)

