



**2017-737103** 8/30/2017 10:27 AM PAGE: 1 OF 3  
BOOK: 961 PAGE: 561 FEES: \$18.00 PK MODIFICATION OF MO  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

---

Space Above This Line For Recording Data

---

## MODIFICATION OF MORTGAGE

---

**DATE AND PARTIES.** The date of this Real Estate Modification (Modification) is August 25, 2017. The parties and their addresses are:

**MORTGAGOR:**

**NATHAN R BOYD**

A MARRIED PERSON DEALING IN HIS SOLE AND SEPARATE PROPERTY  
2 SHERRI DRIVE  
SHERIDAN, WY 82801

**KATHLEEN A BOYD**

A MARRIED PERSON DEALING IN HER SOLE AND SEPARATE PROPERTY  
4924 ORCHARD BENCH RD  
BASIN, WY 82410

**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 02/27/2015 and recorded on 04/10/2015 (Security Instrument). The Security Instrument was recorded in the records of Sheridan County, Wyoming at BOOK 902, PAGE 453 and covered the following described Property:

LOT 11, BLOCK 2, SHERRI VIEW SUBDIVISION, A SUBDIVISION IN SHERIDAN COUNTY, WYOMING, AS RECORDED IN BOOK 1 OF PLATS AT PAGE 270

The property is located in Sheridan County at 53 SHERRI VIEW DR, 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:

---

NATHAN R BOYD  
Wyoming Real Estate Modification

WY/4XJDURFEE0000000001289011N

Wolters Kluwer Financial Services ©1996, 2017 Bankers Systems™

Page 1



B 1 3 9 3 7 9 0 % 3 0 0 0 1 2 0 0 8 % 7 4 1 % 0 8 / 2 5 / 2 0 1 7

**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. 300012008, dated February 2, 2016, from NATHAN R BOYD (Borrower) to Lender, with a modified loan amount of \$128,740.70 and maturing on August 25, 2027.


(b) Future Advances. All future advances from Lender to NATHAN R BOYD under the Specific Debts executed by NATHAN R BOYD 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 NATHAN R BOYD 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:**

  
NATHAN R BOYD

  
KATHLEEN A BOYD

**LENDER:**

First Northern Bank of Wyoming

By   
Michael Watt, Assistant Vice President

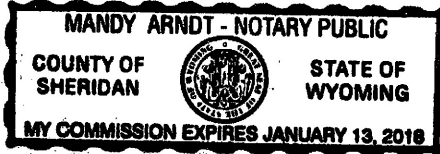


ACKNOWLEDGMENT.

State of Wyoming County of Sheridan ss.  
This instrument was acknowledged before me this 25<sup>th</sup> day of August, 2017 by  
NATHAN R BOYD, A MARRIED PERSON DEALING IN HIS SOLE AND SEPARATE PROPERTY, and KATHLEEN A  
BOYD, A MARRIED PERSON DEALING IN HER SOLE AND SEPARATE PROPERTY.

My commission expires:

Mandy Arndt  
(Notary Public)

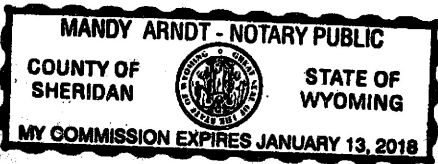


(Lender Acknowledgment)

State of Wyoming County of Sheridan ss.  
This instrument was acknowledged before me this 25<sup>th</sup> day of August, 2017 by  
Michael Watt as Assistant Vice President of First Northern Bank of Wyoming.

My commission expires:

Mandy Arndt  
(Notary Public)



NO. 2017-737103 MODIFICATION OF MORTGAGE

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
FIRST NORTHERN BANK OF WYOMING P O BOX 400  
BUFFALO WY 82834

