



**2022-781074** 8/24/2022 3:38 PM PAGE: 1 OF 4  
FEES: \$21.00 PK MODIFICATION OF MORTGAGE  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

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## MODIFICATION OF MORTGAGE

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**DATE AND PARTIES.** The date of this Real Estate Modification (Modification) is July 29, 2022. The parties and their addresses are:

**MORTGAGOR:**

**WILLIAM F. REEDY**

husband and wife

445 Shadow Ridge Blvd.

Sheridan, WY 82801

**REGAN M. REEDY**

husband and wife

445 Shadow Ridge Blvd.

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 November 23, 2020 and recorded on November 30, 2020 (Security Instrument). The Security Instrument was recorded in the records of Sheridan County, Wyoming at 2020-764215 and covered the following described Property:

Lot 3, Block 1 of Mountain Shadows Subdivision, a subdivision in Sheridan County, Wyoming, as recorded in Drawer M, Plat #56.



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The property is located in Sheridan County at 445 Shadow Ridge Blvd, 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.** 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 November 23, 2020, from Slipstream Environmental Services, LLC (Borrower) to Lender, with a modified loan amount of \$439,287.12 and maturing on August 1, 2028.

**(b) All Debts.** All present and future debts from Slipstream Environmental Services, LLC 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.



**2022-781074** 8/24/2022 3:38 PM PAGE: 3 OF 4  
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**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:**

  
\_\_\_\_\_  
William F. Reedy (Seal)


Date 7/29/22

  
\_\_\_\_\_  
Regan M. Reedy (Seal)

Date 8/2/2022

**LENDER:**

First Federal Bank & Trust

By   
\_\_\_\_\_  
DJ Dearcorn, Senior Vice President (Seal)

Date 8/2/2022



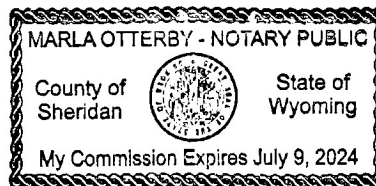
**ACKNOWLEDGMENT.**

William Reedy OF Sheridan, Regan Reedy OF Sheridan ss.

This instrument was acknowledged before me this 2nd day of August, 2022 by William F. Reedy, husband and wife, and Regan M. Reedy, husband and wife.

My commission expires:

July 9, 2024  
Marla Otterby  
(Notary Public)



**(Lender Acknowledgment)**

County OF Sheridan, State OF Wyoming ss.

This instrument was acknowledged before me this 2nd day of August, 2022 by DJ Dearcorn as Senior Vice President of First Federal Bank & Trust.

My commission expires: 1-3-2023

[Signature]  
(Notary Public)

