



2012-698545 8/14/2012 2:55 PM PAGE: 1 OF 4
BOOK: 832 PAGE: 302 FEES: \$17.00 MD MORTGAGE
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

After Recording Return To:
First Federal Savings Bank
46 West Brundage Street
Sheridan, WY 82801
Annie Magera

[Space Above This Line For Recording Data]

SHORT FORM MORTGAGE

DEFINITIONS

Words used in multiple sections of this Security Instrument are defined below, in the "Definitions" Section of the Master Form, and in Sections 3, 11, 13, 18, 20 and 21 of the Master Form. Certain rules regarding the usage of words used in this Security Instrument are also provided in Section 16 of the Master Form.

"Master Form" means that certain Master Form Mortgage recorded in the Office of the Recorder on **August 29, 2007 at 11:25 AM**, in **Book 29**, at **Page(s) 0402**, Notice No. 585264 for land situate in the County of **Sheridan, Wyoming**.

[Name of Recording Jurisdiction]

(A) "Security Instrument" means this document, which is dated **August 7, 2012**, together with all Riders to this document.

(B) "Borrower" is **JAMES M. LEGERSKI AND CHANDRA L. LEGERSKI, HUSBAND AND WIFE**. Borrower is the mortgagor under this Security Instrument.

(C) "Lender" is **First Federal Savings Bank**. Lender is a Federal Savings Association Organized and existing under the laws of The United States of America. Lender's address is **46 West Brundage, P.O. Box 6007, Sheridan, WY 82801**. Lender is the mortgagee under this Security Instrument.

(D) "Note" means the promissory note signed by Borrower and dated **August 7, 2012**. The Note states that Borrower owes Lender **\$349,500.00** Dollars (U.S.) plus interest. Borrower has promised to pay this debt in regular Periodic Payments (as defined in the Master Form) and to pay the debt in full not later than **September 1, 2042**.

(E) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(F) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(G) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- | | | |
|--|---|---|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Other(s) [specify] _____ |
| <input type="checkbox"/> 1-4 Family Rider | <input type="checkbox"/> Biweekly Payment Rider | |

All references to section numbers in the Security Instrument that are contained in the Riders refer to those sections of the same number incorporated from the Master Form.

TRANSFER OF RIGHTS IN THE PROPERTY



This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns, with power of sale, the following described property located in the County of **Sheridan**:

[Name of Recording Jurisdiction]

See Attached Exhibit A

which currently has the address of **385 Big Goose Road, Sheridan, Wyoming 82801**
("Property Address")

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

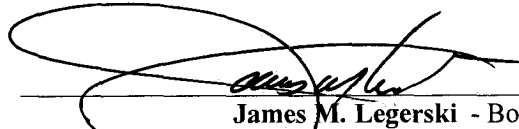
THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

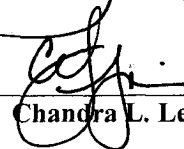
INCORPORATION OF MASTER FORM PROVISIONS

Paragraph (H) through and including paragraph (P) of the "Definitions" Section of the Master Form, and Section 1 through and including Section 24 of the Master Form, are incorporated into this Security Instrument by reference. Borrower acknowledges having received a copy of the Master Form and agrees to be bound by the Sections and paragraphs of the Master Form incorporated into this Security Instrument.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument (including those provisions of the Master Form that are incorporated by reference) and in any Rider executed by Borrower and recorded with it.

Witnesses:

 (Seal)
James M. Legerski - Borrower


Chandra L. Legerski - Borrower

_____ [Space Below This Line For Acknowledgment] _____

State of Wyoming

ss)


County of Sheridan

The foregoing instrument was acknowledged before me by **JAMES M. LEGERSKI AND CHANDRA L. LEGERSKI, HUSBAND AND WIFE**

this 7th day of AUGUST, 2012

Witness My Hand and Official Seal




Notary Public

CAROLYN A. BYRD
Print or Type Name

My Commission Expires:

7-25-2015



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EXHIBIT A

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of Section 31, Township 56 North, Range 84 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point located N66°43'11"E, 2128.46 feet from the Southwest Corner of said Section 31, said point also being the easternmost property corner of a tract of land referred to as "Tract A" as shown on County Lot Division, Permit #6-93, as filed with the Office of the Sheridan County Clerk in Drawer A, Plat Number 91; thence N52°50'53"E, 258.44 feet; thence S29°04'30"E, 521.36 feet; thence N86°17'13"W, 151.70 feet; thence N46°44'39"W, 422.84 feet to the point of beginning.

(Note: Said tract is purported to contain 2 acres, more or less.)

For informational purposes: The following access easement may be included as part of the legal description of the mortgage

A thirty-foot (30.00') wide easement for purposes of ingress and egress located in the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of Section 31, Township 56 North, Range 84 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, lying 15 feet on each side of the following described centerline:

Beginning at a point on the north right of way line of State Highway No. 331, said point being located N74°17'02"E, 1755.04 feet from the Southwest corner of said Section 31; thence N8°21'16"W, 65.31 feet; thence N19°48'14"E, 54.16 feet; thence N62°05'44"E, 49.90 feet; thence N79°41'39"E, 48.99 feet; thence N89°10'29"E, 37.65 feet; thence S87°26'41"E, 27.34 feet; thence S89°40'24"E, 54.53 feet; thence S86°35'43"E, 47.32 feet; thence S78°28'30"E, 42.31 feet; thence S73°56'13"E, 29.16 feet; thence S78°38'35"E, 75.81 feet; thence N68°59'49"E, 37.26 feet; thence N17°01'09"E, 27.09 feet; thence N23°39'09"W, 29.77 feet; thence N46°44'39"W, 260.11 feet parallel to and 15 feet southwesterly of the southwesterly line of the above-described 2 acre tract to a point on the southeasterly line of a tract of land referred to as "Tract A" as shown on County Lot Division Permit #6-93, lengthening or shortening the side lines of said easement to intersect the north right of way line of State Highway No. 331.

NO. 2012-698545 MORTGAGE

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
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