

Return To: Security State Bank

201 S 4th St
PO Box 531
Basin, WY 82410

Prepared By: Security State Bank

201 S 4th St
PO Box 531
Basin, WY 82410



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FEES: \$21.00 PK MODIFICATION OF MORTGAGE
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Modification of Mortgage

The date of this Real Estate Modification ("*Modification*") is February 22, 2023.

Mortgagor

John P Graham, Trustee and Mari C Graham,
Trustee of the John P. Graham and Mari C.
Graham, Trustees of the Graham 2005 Living
Trust dated June 2, 2005, and any amendments,
dated June 2, 2005, a/an Oregon Revocable Trust
Vested as: John P. Graham and Mari C. Graham,
Trustees of the Graham 2005 Living Trust dated
June 2, 2005
22 River Rock Dr
Sheridan, WY 82801

Lender

Security State Bank
Organized and existing under the laws of the state
of Wyoming
2070 Coffeen Ave
Sheridan, WY 82801

Background. Mortgagor and Lender entered into a Security Instrument dated March 30, 2022 and recorded on March 30, 2022. The Security Instrument was recorded in the records of Sheridan County, Wyoming in Document No. 2022-777417. The property is located in Sheridan County at TBD P & P Rd, Sheridan, WY 82801.

Described as: Lot 9, P & P Subdivision, a subdivision in the Sheridan County, Wyoming, as recorded in Plat Book P, Pages 123.

Modification. For value received, Mortgagor and Lender agree to modify the original Security Instrument. Mortgagor and Lender agree that this Modification continues the effectiveness of the original Security Instrument. The Security Instrument was given to secure the original debts and obligations (whether identified as Secured Debts, Sums Secured, or otherwise) that now have been modified. Together with this Modification, the Security Instrument now secures the following debts and all extensions, renewals, refinancings, modifications and replacements.

A promissory note between Lender and John P Graham (the "*Borrower*") dated March 30, 2022 as modified by the loan modification agreement signed by Borrower and dated the same date as this Modification (the "*Loan Modification Agreement*"). The Loan Modification Agreement states that Borrower owes Lender Two hundred fifty thousand and 00/100 Dollars (U.S. \$250,000.00) plus interest. Borrower has promised to pay this debt in regular periodic payments and to pay the debt in full not later than July 1, 2023.

Maximum Obligation Limit. The total principal amount secured by the Security Instrument at any one time will not exceed \$250,000.00. This limitation of amount does not include interest and other fees and charges validly made pursuant to the Security Instrument. Also, this limitation does not apply to advances made under the terms of the Security Instrument to protect Lender's security and to perform any of the covenants contained in the Security Instrument.



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Continuation of Terms. Except as specifically amended in this Modification, all terms of the Security Instrument remain in effect.

Signatures. By signing below, Mortgagor agrees to the terms and covenants contained in this Modification. Mortgagor also acknowledges receipt of a copy of the Modification.

Mortgagor

John P. Graham TRUSTEE 2/23/23
Date
John P. Graham, Trustee of the John
P. Graham and Mari C. Graham,
Trustees of the Graham 2005 Living
Trust dated June 2, 2005, and any
amendments, under trust instrument
dated June 2, 2005

Mari C. Graham Trustee 2/23/23
Date
Mari C. Graham, Trustee of the John
P. Graham and Mari C. Graham,
Trustees of the Graham 2005 Living
Trust dated June 2, 2005, and any
amendments, under trust instrument
dated June 2, 2005

Lender

Security State Bank

a/an Wyoming State Bank

Nan L. Miller February 23, 2023
Date
Nan L. Miller
VP Loan Officer

gcl

Acknowledgment

State of Wyoming

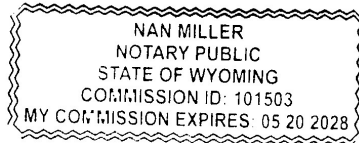
County of Sheridan

This instrument was acknowledged before me on February 22, 2023

by John P Graham as trustee for
John P. Graham and Mari C. Graham, Trustees of the Graham 2005 Living Trust dated June 2, 2005
under trust instrument dated June 2, 2005 on behalf of the Trust.

Nan Miller
Notary Public

Nan Miller
Notary Public Name



My Commission Expires:

May 20, 2028

This notarial act was completed:

- ☒ In Person
☐ In Person Electronic
☐ Using this Electronic Notarization
System or Other Form of
Communication Technology

Acknowledgment

State of Wyoming

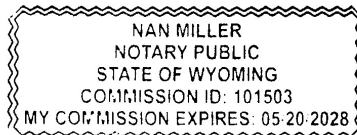
County of Sheridan

This instrument was acknowledged before me on February 22, 2023

by Mari C Graham as trustee for
John P. Graham and Mari C. Graham, Trustees of the Graham 2005 Living Trust dated June 2, 2005
under trust instrument dated June 2, 2005 on behalf of the Trust.

Nan Miller
Notary Public

Nan Miller
Notary Public Name



My Commission Expires:

May 20, 2028

This notarial act was completed:

- ☒ In Person
☐ In Person Electronic
☐ Using this Electronic Notarization
System or Other Form of
Communication Technology

mg

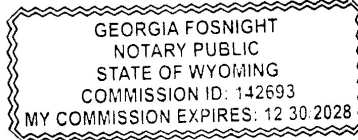
Acknowledgment

State of Wyoming

County of Sheridan

This instrument was acknowledged before me on February 22, 2023 by
Nan L Miller as VP Loan Officer for
Security State Bank

Georgia Fosnight
Notary Public
Georgia Fosnight
Notary Public Name



My Commission Expires:

12/30/28

This notarial act was completed:

- ☒ In Person
☐ In Person Electronic
☐ Using this Electronic Notarization
System or Other Form of
Communication Technology

Loan Origination Organization: Security State Bank
NMLS ID: 401472

Loan Originator: Nan Miller
NMLS ID: 1411967

NO. 2023-784301 MODIFICATION OF MORTGAGE
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
SECURITY STATE BANK 2070 COFFEEN AVE
SHERIDAN WY 82801

JH mg