

**RECORDATION REQUESTED BY:**

COWBOY STATE BANK  
RANCHESTER MAIN BANK  
515 US HWY 14  
PO BOX 789  
RANCHESTER, WY 82839

**WHEN RECORDED MAIL TO:**

COWBOY STATE BANK  
RANCHESTER MAIN BANK  
515 US HWY 14  
PO BOX 789  
RANCHESTER, WY 82839

**SEND TAX NOTICES TO:**

COWBOY STATE BANK  
RANCHESTER MAIN BANK  
515 US HWY 14  
PO BOX 789  
RANCHESTER, WY 82839



2023-785762 5/30/2023 8:25 AM PAGE: 1 OF 2  
FEES: \$15.00 PK MODIFICATION OF MORTGAGE  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**FOR RECORDER'S USE ONLY**

**MODIFICATION OF MORTGAGE**

THIS MODIFICATION OF MORTGAGE dated May 15, 2023, is made and executed between ROGER R. ROSS and STACI L. ROSS, whose address is 8651 US HWY 14, RANCHESTER, WY 82839 (referred to below as "Grantor") and COWBOY STATE BANK, whose address is 515 US HWY 14, PO BOX 789, RANCHESTER, WY 82839 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated January 17, 2019 (the "Mortgage") which has been recorded in SHERIDAN County, State of Wyoming, as follows:

**MORTGAGE DATED 01/17/2019, WHICH WAS RECORDED IN THE OFFICE OF THE SHERIDAN COUNTY CLERK ON 03/07/2019 IN BOOK 998, PAGE 335-340 AS DOC #2019-748566.**

**REAL PROPERTY DESCRIPTION.** The Mortgage covers the following described real property located in SHERIDAN County, State of Wyoming:

TOWNSHIP 57 NORTH, RANGE 86 WEST, 6TH P.M.  
SECTION 23: ALL THAT PART OF THE NE¼ SW¼ LYING NORTH OF U.S. HIGHWAY NO. 14

The Real Property or its address is commonly known as 8651 US HWY 14, RANCHESTER, WY 82839.

**MODIFICATION.** Lender and Grantor hereby modify the Mortgage as follows:

**INCREASE PRINCIPAL TO \$117,726.70.**

**CONTINUING VALIDITY.** Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Mortgage as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Mortgage does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

**GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED MAY 15, 2023.**

**GRANTOR:**

x Roger R. Ross  
ROGER R. ROSS

x Staci L. Ross  
STACI L. ROSS

**LENDER:**

**COWBOY STATE BANK**

x [Signature]  
Authorized Signer

MODIFICATION OF MORTGAGE  
(Continued)

Loan No: 2019003CIT

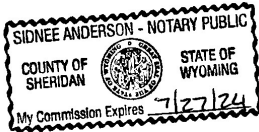
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INDIVIDUAL ACKNOWLEDGMENT

State of Wyoming

County of Sheridan

This instrument was acknowledged before me on 5/15/23 (date) by ROGER R. ROSS and STACI L. ROSS.



[Signature]  
(Notarial Signature)

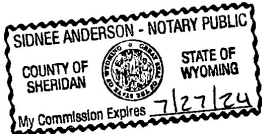
My commission expires: 7/27/2024

LENDER ACKNOWLEDGMENT

State of Wyoming

County of Sheridan

This instrument was acknowledged before me on 5/15/23 (date) by Kerrie Bohler as Lender of COWBOY STATE BANK.



[Signature]  
(Notarial Signature)

My commission expires: 7/27/2024