



2023-784583 3/16/2023 4:20 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

DATE AND PARTIES. The date of this Real Estate Modification (Modification) is February 28, 2023. The parties and their addresses are:

MORTGAGOR:

MICHAEL E TIPTON

Spouse of BELINDA D TIPTON
7075 ROAD 215
LEWELLEN, NE 69147

BELINDA D TIPTON

Spouse of MICHAEL E TIPTON
7075 ROAD 215
LEWELLEN, NE 69147

Vested as: Michael Tipton and Belinda Tipton, husband and wife

LENDER:

SECURITY STATE BANK

Organized and existing under the laws of Wyoming
2070 Coffeen Ave
Sheridan, WY 82801

1. BACKGROUND. Mortgagor and Lender entered into a security instrument dated November 2, 2021 and recorded on November 3, 2021 (Security Instrument). The Security Instrument was recorded in the records of Sheridan County, Wyoming at Document No 2021-773799 and covered the following described Property:

SEE EXHIBIT A ATTACHED HERETO

The property is located in Sheridan County at 695 DOW PRONG RD, 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 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. 96180223, dated November 2, 2021, from Mortgagor to Lender, with a loan amount of \$496,482.00 and maturing on June 1, 2023.

MICHAEL E TIPTON
Wyoming Real Estate Modification
WY/4TJPOLLAN000000002973020N

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Initials 
Page 1



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(b) Future Advances. All future advances from Lender to Mortgagor under the Specific Debts executed by Mortgagor 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 Mortgagor 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) All Debts. All present and future debts from Mortgagor 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.

(d) 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:


MICHAEL E TIPTON

Date 2-28-23


BELINDA D TIPTON

Date 2-28-23





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LENDER:

Security State Bank

By *Chad E Baker*
Chad E Baker, President

Date 2/28/2023

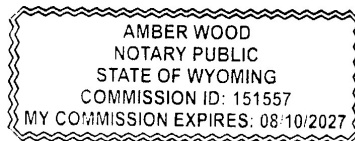
ACKNOWLEDGMENT.

STATE OF WYOMING, COUNTY OF SHERIDAN ss.

This instrument was acknowledged before me this 28th day of February 2023 by
MICHAEL E TIPTON, spouse of BELINDA D TIPTON, and BELINDA D TIPTON, spouse
of MICHAEL E TIPTON.

My commission expires:
8-10-2027

Amber Wood
(Notary Public)



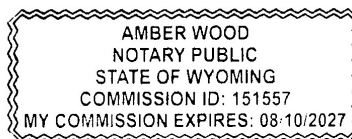
(Lender Acknowledgment)

STATE OF WYOMING, COUNTY OF SHERIDAN ss.

This instrument was acknowledged before me this 28th day of February 2023 by Chad
E Baker as President of Security State Bank.

My commission expires:
8-10-2027

Amber Wood
(Notary Public)





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EXHIBIT 'A'

A tract of land located in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 28 and the E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 29, T55N, R82W, of the 6th P.M., Sheridan County, Wyoming, said tract of land being more particularly described as follows:

Commencing at the East $\frac{1}{4}$ corner of said Section 29, said East $\frac{1}{4}$ corner being the true point of beginning of said tract of land; thence S03°35'44"W along the East line of said E $\frac{1}{2}$ SE $\frac{1}{4}$ of said Section 29 a distance of 1315.77 feet to a point, said point being the South 1/16th corner between said Section 28 and said Section 29, T55N, R82W; thence N89°42'52"E along the North line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 28 a distance of 439.90 feet to a point; thence S03°35'44"W a distance of 402.93 feet to a point; thence S89°42'52"W a distance of 1003.32 feet to a point, said point lying on the centerline of Dow Prong Road (County Road No.151); thence N21°09'50"W along said centerline of said Dow Prong Road (County Road No.151) a distance of 400.03 feet to a point; thence N04°28'22"W along said centerline of said Dow Prong Road (County Road No.151) a distance of 716.50 feet to a point; thence N02°39'53"W along said centerline of said Dow Prong Road (County Road No.151) a distance of 636.89 feet to a point; thence S89°39'13"E a distance of 901.13 feet to the true point of beginning.