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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 April 19, 2022. The parties and their addresses are:

MORTGAGOR:

SWITCHBACK INVESTMENTS LLC
A Wyoming Limited Liability Company
50 Bellevue Ave
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 April 8, 2021 and recorded on April 9, 2021 (Security Instrument). The Security Instrument was recorded in the records of Sheridan County, Wyoming at No. 2021-768058 Mortgage and covered the following described Property:

Part of Lot 2, Block 28, Western Addition to the Town, now City of Sheridan, Sheridan County, Wyoming, described as follows:

Beginning at the Southwest corner of said Lot 2, thence North 62°29' East 203.5 feet, thence North 27°31' West 52 feet, thence South 62°29' West 42 feet, thence North 27°31' West 47.65 feet to the North line of said Lot 2, thence South 62°35.5' West 161.5 feet to the Northwest corner of said Lot, thence Southeasterly, along the Southwesterly line of said Lot 2 to the point of beginning.

The property is located in Sheridan County at 521 NB Ave., Sheridan, Wyoming 82801.

2. MODIFICATION. For value received, Mortgagor and Lender agree to modify the Security Instrument as provided for in this Modification.

Switchback Investments LLC
Wyoming Real Estate Modification
WY/4JMARTINE0000000002693033N

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Initials *BSN*
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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, dated April 8, 2021, from Mortgagor to Lender, with a loan amount of \$97,040.00 and maturing on September 20, 2022.

(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.



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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:

Switchback Investments LLC

By Nathan W. Capron (Seal)
Nathan W. Capron, Member

Date 4/19/22

By Ryan M. Scalva (Seal)
Ryan M. Scalva, Member

Date 4/19/22

LENDER:

First Federal Bank & Trust

By Lee Kahm (Seal)
Lee Kahm, Vice President

Date 4-19-2022

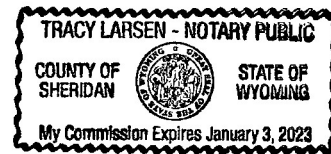


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ACKNOWLEDGMENT

County OF Sheridan, State OF Wyoming ss.
This instrument was acknowledged before me this 19th day of April, 2022 by
Nathan W. Capron and Ryan M. Scalva as Member and Member of Switchback Investments LLC.
My commission expires: 1-3-2023

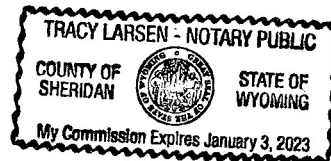
(Notary Public)



(Lender Acknowledgment)

County OF Sheridan, State OF Wyoming ss.
This instrument was acknowledged before me this 19th day of April, 2022 by
Lee Kahm as Vice President of First Federal Bank & Trust.
My commission expires: 1-3-2023

(Notary Public)



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