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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 June 10, 2020. The parties and their addresses are:

MORTGAGOR:

LESLIE L. DURLAND

As Trustee

Of the **LESLIE L. DURLAND REVOCABLE TRUST, UNDER AGREEMENT DATED 18TH DAY OF JULY 1990**

A Wyoming Revocable Trust

26 McCormick Rd

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 October 24, 2016 and recorded on October 25, 2016 (Security Instrument). The Security Instrument was recorded in the records of Sheridan County, Wyoming at Book: 941, Page: 38 and covered the following described Property:

A tract of land situated in the SW1/4SW1/4 of Section 26, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, said tract being more particularly described as follows:

Commencing at the Southwest corner of said Section 26 (monumented with a 3 1/4" Aluminum cap per LS 6812); thence N00 degrees 16'37"E, 20.00 feet along the West line of said SW1/4SW1/4 to the POINT OF BEGINNING of said tract, said point lying on the North right-of-way line of County Road No. 109, A.K.A. McCormick Road; thence N00 degrees 16'37"E, 729.38 feet along the West line of said SW1/4SW1/4 to a point lying on the westerly right-of-way line of said County Road No. 109, A.K.A. McCormick Road; thence S31 degrees 19'28"E, 800.14 feet along said westerly right-of-way line of County Road No. 109, A.K.A. McCormick Road to a point; thence, along said westerly right-of-way line of County Road No. 109, A.K.A. McCormick Road through a curve to the right, having a radius of 30.00 feet, a central angle of 121 degrees 17'09", an arc length of 63.51 feet, a chord bearing of S29 degrees 19'06"W, and a chord length of 52.29 feet to a point; thence S89

Leslie L. Durland
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degrees 57'41"W, 393.90 feet along said north right-of-way line to the POINT OF BEGINNING of said tract.

The property is located in Sheridan County at 26 McCormick 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, dated October 24, 2016, from Leslie L. Durland (Borrower) to Lender, with a modified maximum credit limit of \$100,000.00 and maturing on June 20, 2030.

(b) Future Advances. All future advances from Lender to Leslie L. Durland under the Specific Debts executed by Leslie L. Durland 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 Leslie L. Durland 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 Leslie L. Durland 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 under seal, Mortgagor agrees to the terms and covenants contained in this Modification. Mortgagor also acknowledges receipt of a copy of this Modification.

MORTGAGOR:

Leslie L. Durland
Leslie L. Durland, Trustee for Leslie L. Durland Revocable Trust, Under Agreement Dated 18th Day Of July 1990

LENDER:

First Federal Bank & Trust

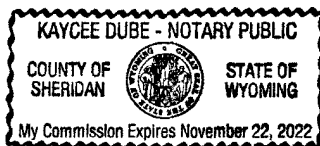
By Stephanie Aggers (Seal)
Stephanie Aggers Assistant Vice President

ACKNOWLEDGMENT.

State Wyoming OF County OF Sheridan ss.
This instrument was acknowledged before me this 10th day of June, 2020 by
Leslie L. Durland as Trustee of Leslie L. Durland Revocable Trust, Under Agreement Dated 18th Day Of July 1990.

My commission expires:

Kaycee Dube
(Notary Public)



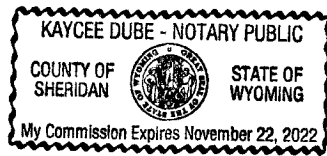
(Lender Acknowledgment)

State Wyoming OF County OF Sheridan ss.

This instrument was acknowledged before me this 10th day of June, 2020 by
Stephanie Aggers as Assistant Vice President of First Federal Bank & Trust.

My commission expires:

Kaycee Dube
(Notary Public)



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