



**2023-783456** 1/9/2023 3:56 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 January 6, 2023. The parties and their addresses are:

**MORTGAGOR:**

**BIG GOOSE HOLDINGS, LLC**  
A Wyoming Limited Liability Company  
212 W Burkitt  
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 July 24, 2015 and recorded on July 24, 2015 (Security Instrument). The Security Instrument was recorded in the records of Sheridan County, Wyoming at Book 910, Page 390, Instrument #2015-720956 and covered the following described Property:

Tract 1 of Tonka Subdivision, a subdivision in Sheridan County, Wyoming as recorded August 25, 2014 in Book T at Page 28 in the Office of the Sheridan County Clerk.

The property is located in Sheridan County at 1699 Commercial Lane, Sheridan, Wyoming 82801.

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

Big Goose Holdings, LLC  
Wyoming Real Estate Modification  
WY/4XTLARSEN0000000002894028N

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Initials

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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.** 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 July 24, 2015, from Mortgagor to Lender, with a modified loan amount of \$582,659.12 and maturing on January 1, 2024.

**(b) 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.

**(c) Sums Advanced.** All sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

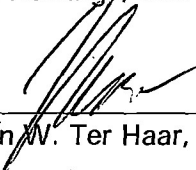
**3. CONTINUATION OF TERMS.** Except as specifically amended in this Modification, all of the terms of the Security Instrument shall remain in full force and effect.



**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:**

Big Goose Holdings, LLC

By  (Seal)  
Herman W. Ter Haar, Member

Date 1/9/23

**LENDER:**

First Federal Bank & Trust

By  (Seal)  
DJ Dearcorn, Senior Vice President

Date 1/9/2023

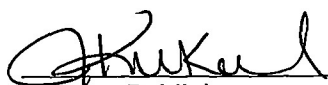
**ACKNOWLEDGMENT.**

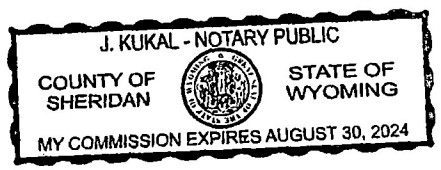


ACKNOWLEDGMENT.

County OF Sheridan, State OF Wyoming ss.  
This instrument was acknowledged before me this 9 day of  
January, 2023 by Herman Ter Haar as Member of Big Goose  
Holdings, LLC.

My commission expires:

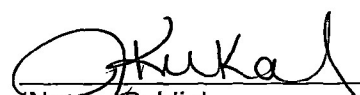
  
(Notary Public)

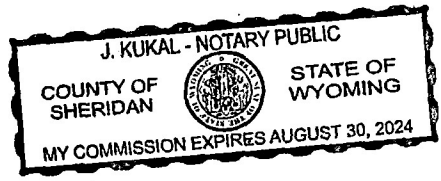


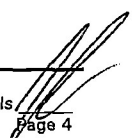
(Lender Acknowledgment)

County OF Sheridan, State OF Wyoming ss.  
This instrument was acknowledged before me this 9 day of  
January, 2023 by DJ Dearcorn as Senior Vice President of First  
Federal Bank & Trust.

My commission expires:

  
(Notary Public)



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