

Prepared By: Highmark Federal Credit Union  
725 5<sup>th</sup> St., PO Box 2506  
Rapid City, SD 57709  
(605) 716-4444



**2024-790023** 2/1/2024 10:40 AM PAGE: 1 OF 2  
FEES: \$15.00 PK MODIFICATION OF MORTGAGE  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## MODIFICATION OF MORTGAGE

This agreement is made and entered into this 18th day of December, 2023, by and between, Gus T. Abrahamson and Rachel A. Abrahamson, Husband and Wife, Mortgagor(s), in the Mortgage described below, and also as owner of the real estate covered thereby, and Highmark Federal Credit Union, of 725 5<sup>th</sup> Street, Rapid City, SD 57701, as the present owner and holder of record of the below-described mortgage and holder of the indebtedness secured thereby;

Whereas, Gus T. Abrahamson and Rachel A. Abrahamson, owner(s), executed a real estate mortgage dated July 18, 2022 and recorded July 20th, 2022 Document #2022-780242 in favor of Highmark Federal Credit Union, upon the following described real estate: Mortgage dated 7/18/2022, recorded 7/20/2022 and covering;

Lot 46, Block BB, Powder Horn Ranch II, Planned Unit Development. A subdivision in Sheridan County, Wyoming, filed as Plat P-67 in the Office of the Sheridan County Clerk.

Now therefore, in consideration of the foregoing and other valuable consideration, receipt and sufficiency of which is hereby acknowledged, the parties hereto do hereby amend and modify said real estate mortgage as follows:

**To modify the Balloon Note to Extend maturity date to June 27, 2024 and increase interest rate to 5.245%. Interest payments will continue on the 27th of each Month.**

Said real estate mortgage shall remain in full force and effect; except as herein modified.

This agreement shall insure to the benefit of and be binding upon the parties hereto and the personal representative and successors in interest of each of them.

- HIGHMARK FEDERAL CREDIT UNION

BY: Carrie Grable

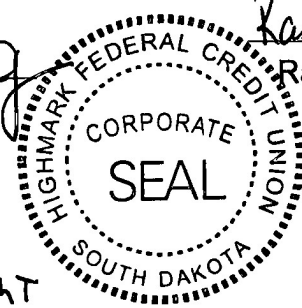
Gus T. Abrahamson

Gus T. Abrahamson

ITS: VP Mortgage Lending  
(CORPORATE SEAL)

Rachel A. Abrahamson

Rachel A. Abrahamson



STATE OF WY)

) SS

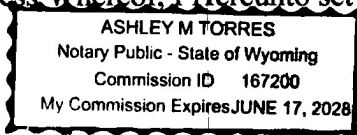
COUNTY OF SHERIDAN)

15th AAT

On this 18th day of December, 2023 before me, the undersigned officer, personally appeared Gus T. and Rachel A. Abrahamson

, known to me or satisfactorily proven to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged that they executed the same for the purposes herein contained.

In Witness Whereof, I Hereunto set my Hand and Official Seal.



X Ashley M. Torres  
Notary Public, State of WY

My commission expires:

June 17, 2028

STATE OF SOUTH DAKOTA)

) SS

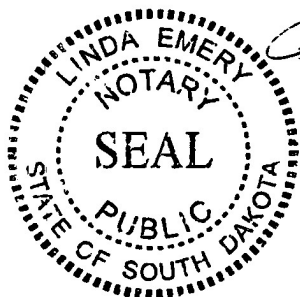
COUNTY OF PENNINGTON)

On this the 18th day of December, 2023, before me, the undersigned officer, personally appeared, Carrie Grable, who acknowledged himself/herself to the VP Mortgage Lending of Highmark Federal Credit Union, and that as such officer, being authorized so to do, executed the foregoing instrument for the purposes herein contained by signing the name of the corporation by himself/herself as the Loan Officer.

In Witness Whereof, I Hereunto set my Hand and Official Seal.

My commission expires:

My Commission Expires  
December 20, 2024



Linda Emery  
Notary Public, State of SD