

MORTGAGE

Cottage Grove, LLC, a Wyoming Limited Liability Company, mortgagor, 2 Cottonwood Dr., Sheridan, Wyoming 82801, to secure the payment of \$21,667.00, due in full within 36 months of the date hereof, together with ten percent (10%) interest, and pursuant to the terms of the parties Partnership Agreement, do hereby mortgage to **Sibs, LLC, a Wyoming Limited Liability Company**, mortgagee, 151 Paradise Park Road, Sheridan, Wyoming 82801, the following described real estate situate in Sheridan County, Wyoming, to wit:

Coffeen 2nd Addition Block 16, Lot 5, City of Sheridan, Sheridan County, Wyoming.

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.

The mortgagors agree to pay all taxes and assessments on said premises and to keep any improvement thereon insured at replacement value during the life of this mortgage, and in case they do not, the mortgagee may pay said taxes and assessments and insurance, and all amounts so paid shall be added to and considered as part of the principal indebtedness hereby secured. In case of default of payment of interest or principal, or performance of any other term, the whole indebtedness hereby secured shall become due and payable, and the mortgagee may proceed to foreclose on said property by advertisement and sale pursuant to Wyoming laws or by judicial means, and in case of foreclosure the mortgagors hereby agree to pay all costs of the same, including all of mortgagee's attorney fees.

Dated this 24 day of April, 2024.

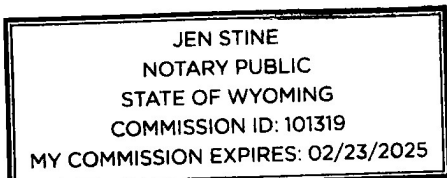
Cottage Grove, LLC

By: 
Sarah W. Keller, Member

STATE OF WYOMING)
) ss
County of Sheridan)

The foregoing instrument was acknowledged before me by Sarah W. Keller, Member of Cottage Grove, LLC this 24th day of April, 2024.

WITNESS my hand and official seal.



Jen Stine
Notary Public

My Commission Expires: 2-23-2025