



2023-785369 5/4/2023 8:45 AM 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 April 20, 2023. The parties and their addresses are:

MORTGAGOR:

Q CONSTRUCTION L.L.C.

A Wyoming Limited Liability Company
22 Timm Pl.
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 March 28, 2022 and recorded on March 30, 2022 (Security Instrument). The Security Instrument was recorded in the records of Sheridan County, Wyoming at 2022-777397 and covered the following described Property:

Lot 28, Poplar Grove P.U.D. Phase Four, a subdivision in the City of Sheridan, Sheridan County, Wyoming.

The property is located in Sheridan County at 625 Aspen Trail, Sheridan, Wyoming 82801.

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

Q Properties LLC
Wyoming Real Estate Modification
WY/4XXJKUKAL0000000002973026N

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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 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 March 28, 2022, from Q Properties LLC (Borrower) to Lender, with a loan amount of \$228,100.00 and maturing on April 1, 2047.

(b) Future Advances. All future advances from Lender to Q Properties LLC under the Specific Debts executed by Q Properties LLC 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 Q Properties LLC 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 Q Properties LLC 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.

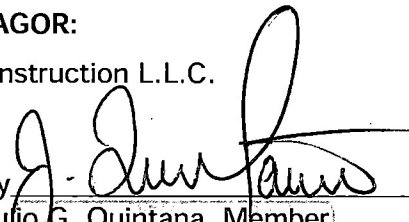
3. CONTINUATION OF TERMS. Except as specifically amended in this Modification, all of the terms of the Security Instrument shall remain in full force and effect.



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:

Q Construction L.L.C.

By  (Seal)

Julio G. Quintana, Member

Date 5/2/23

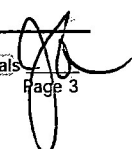
LENDER:

First Federal Bank & Trust

By  (Seal)

Justin Stroup, Vice President

Date 5/2/23



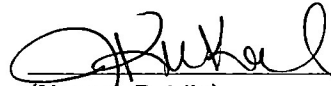


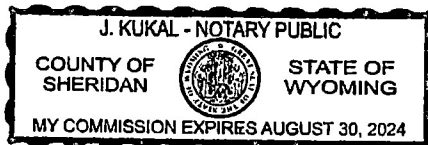
ACKNOWLEDGMENT

COUNTY OF Sheridan, STATE OF Wyoming ss.

This instrument was acknowledged before me this 2 day of May, 2023 by Julio G. Quintana as Member of Q Construction L.L.C..

My commission expires:


(Notary Public)

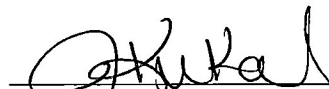


(Lender Acknowledgment)

COUNTY OF Sheridan, STATE OF Wyoming ss.

This instrument was acknowledged before me this 2 day of May, 2023 by Justin Stroup as Vice President of First Federal Bank & Trust.

My commission expires:


(Notary Public)

