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FEES: $18.00 SM 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 May 7, 2020. The parties and their addresses are:

**MORTGAGOR:**
**PB ENTERPRISES, LLC**
A Wyoming Limited Liability Company
108 S THURMOND ST
SHERIDAN, WY 82801-4145

Vested as: PB Enterprises, LLC, a Wyoming limited liability company.

**LENDER:**
**SECURITY STATE BANK**
Organized and existing under the laws of Wyoming
2070 Coffeen Ave
Sheridan, WY 82801

**1. BACKGROUND.** Mortgagor and Lender entered into a security instrument dated May 25, 2017 and recorded on May 26, 2017 (Security Instrument). The Security Instrument was recorded in the records of Sheridan County, Wyoming at Document No. 2017-734976, Book 955, Pages 182-190 and covered the following described Property:

Block 3, Johnston's First Addition to the Town of Ranchester, Sheridan County, Wyoming, EXCEPTING that portion conveyed to the State Highway Commission of Wyoming by Deed dated May 20, 1971, recorded in the Office of Sheridan County, Wyoming Clerk and Recorder in Book 182 of Deeds, Page 431.

The property is located in Sheridan County at 216 2ND AVE W, RANCHESTER, Wyoming 82839.

**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. 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, No. 33789083, dated May 25, 2017, from Mortgagor to Lender, with a modified loan amount of $245,988.93 and maturing on May 25, 2040.

**(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, Mortgagor agrees to the terms and covenants contained in this Modification. Mortgagor also acknowledges receipt of a copy of this Modification.

**MORTGAGOR:**

PB ENTERPRISES, LLC

By _____
MICHAEL R BUTCHER, Member

By _____
MELISSA D BUTCHER, Member

**LENDER:**

Security State Bank

By _____
Patrick J Schilling, SVP Loan Officer

**ACKNOWLEDGMENT.**

STATE OF WYOMING, COUNTY OF SHERIDAN ss.

This instrument was acknowledged before me this 7th day of May 2020 by MICHAEL R BUTCHER and MELISSA D BUTCHER as Member and Member of PB ENTERPRISES, LLC.

My commission expires: 12/30/22 _____
(Notary Public)

GEORGIA FOSNIGHT - NOTARY PUBLIC
County of Sheridan State of Wyoming
My Commission Expires DEC. 30,2022



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**(Lender Acknowledgment)**

STATE OF WYOMING, COUNTY OF SHERIDAN ss.

This instrument was acknowledged before me this 7th day of May 2020 by Patrick J Schilling as SVP Loan Officer of Security State Bank.

My commission expires: 12/30/22 Georgia Fosnight
(Notary Public)

GEORGIA FOSNIGHT - NOTARY PUBLIC
County of Sheridan State of Wyoming
My Commission Expires DEC. 30,2022

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SHERIDAN WY 82801