

**RECORDATION REQUESTED BY:**

First Interstate Bank  
Sheridan Sugarland Branch  
1613 Coffeen Avenue  
P. O. Box 6499  
Sheridan, WY 82801-1899

**WHEN RECORDED MAIL TO:**

First Interstate Bank  
Sheridan Sugarland Branch  
1613 Coffeen Avenue  
P. O. Box 6499  
Sheridan, WY 82801-1899

FOR RECORDER'S USE ONLY



**MODIFICATION OF MORTGAGE**

THIS MODIFICATION OF MORTGAGE dated January 09, 2020, is made and executed between Big Horn Mountain Properties, LLC, a Wyoming limited liability company, whose address is 247 Coffeen Ave, Sheridan, WY 82801 (referred to below as "Grantor") and First Interstate Bank, whose address is 1613 Coffeen Avenue, P. O. Box 6499, Sheridan, WY 82801-1899 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated February 23, 2015 (the "Mortgage") which has been recorded in Sheridan County, State of Wyoming, as follows:

Recorded with Sheridan County Clerk's Office on February 25, 2015 Document Number 2015-717770.

**REAL PROPERTY DESCRIPTION.** The Mortgage covers the following described real property located in Sheridan County, State of Wyoming:

Lot 7 and the Southeasterly 12 1/2 feet of lot 6, Block 9, South Park Addition to the City of Sheridan, Sheridan County, Wyoming.

The Real Property or its address is commonly known as 247 Coffeen Ave, Sheridan, WY 82801-4806.

**MODIFICATION.** Lender and Grantor hereby modify the Mortgage as follows:

Added Maturity Date of January 01, 2025

Added Maximum Lien Amount of \$249,178.52.

**CONTINUING VALIDITY.** Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Mortgage as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorser to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Mortgage does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

**ILLEGAL ACTIVITY/FORFEITURE.** Grantor represents and warrants to Lender that: (a) No portion of the Property has been or will be purchased, improved, equipped or furnished with proceeds of any illegal activity (whether under local, state or federal law) and to the best of Borrower's knowledge, there are no illegal activities or activities relating to controlled substances at the Property (including, without limitation, any growing, distributing, processing, storing and/or dispensing of marijuana), and (b) There has not been and shall never be committed by Borrower or any other person in occupancy of or involved with the operation or use of the Property any act or omission affording the federal government or any state or local government the right of forfeiture as against the Property or any part thereof or any monies paid in performance of Borrower's obligations under this Agreement, the Note, the Security Instrument or the other Loan Documents. Borrower hereby covenants and agrees not to commit, permit or suffer to exist any act or omission affording such right of forfeiture. Borrower also hereby covenants and agrees that it shall not commit, permit or suffer to exist any illegal activities or activities relating to controlled substances at the Property (including, without limitation, any growing, distributing, processing, storing and/or dispensing of marijuana).

**GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JANUARY 09, 2020.**

**GRANTOR:**

**BIG HORN MOUNTAIN PROPERTIES, LLC**

By:

Weston T. Graham, Member of Big Horn Mountain Properties, LLC

By:

Brooke M. Barney, Member of Big Horn Mountain Properties, LLC

**LENDER:**

**FIRST INTERSTATE BANK**

X

Jacob Matheson, Commercial Relationship Manager III

MODIFICATION OF MORTGAGE  
(Continued)

Page 2

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

State of Wyoming

County of Sheridan

This instrument was acknowledged before me on 01/09/2020 (date) by Weston T. Graham, Member of Big Horn Mountain Properties, LLC and Brooke M. Barney, Member of Big Horn Mountain Properties, LLC.



Rachael Burr  
(Notarial Signature)

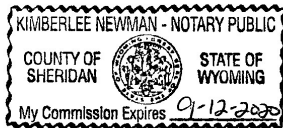
My commission expires: 9-20-2023

LENDER ACKNOWLEDGMENT

State of Wyoming


County of Sheridan

This instrument was acknowledged before me on 1-9-2020 (date) by Jacob Martinson as Commercial Relationship Manager III of First Interstate Bank.



Kimberlee Newman  
(Notarial Signature)

My commission expires: 9-12-2020

  
2020-755589 2/3/2020 9:24 AM PAGE: 2 OF 2  
FEES: \$15.00 DO MODIFICATION OF MORTGAGE  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**NO. 2020-755589 MODIFICATION OF MORTGAGE**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
FIBOC OF SUGARLAND P O BOX 6499  
SHERIDAN WY 82801