

RECORDATION REQUESTED BY:

COWBOY STATE BANK
515 US HWY 14
PO BOX 789
RANCHESTER, WY 82839

WHEN RECORDED MAIL TO:

COWBOY STATE BANK
515 US HWY 14
PO BOX 789
RANCHESTER, WY 82839



2021-765328 1/7/2021 10:41 AM PAGE: 1 OF 2
FEES: \$15.00 1H MODIFICATION OF MORTGAGE
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

SEND TAX NOTICES TO:

COWBOY STATE BANK
515 US HWY 14
PO BOX 789
RANCHESTER, WY 82839

FOR RECORDER'S USE ONLY

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated December 28, 2020, is made and executed between ROY L. MORSE and PATRICIA A. MORSE, HUSBAND AND WIFE (referred to below as "Grantor") and COWBOY STATE BANK, whose address is 515 US HWY 14, PO BOX 789, RANCHESTER, WY 82839 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated January 2, 2019 (the "Mortgage") which has been recorded in SHERIDAN County, State of Wyoming, as follows:

RECORDED IN THE OFFICE OF THE SHERIDAN COUNTY CLERK ON 1/4/2019 AS # 2019-747390 IN BOOK 995 AT PAGES 150-155.

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

A TRACT OF LAND SITUATED IN THE N $\frac{1}{4}$ SW $\frac{1}{4}$ AND NW $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 6, TOWNSHIP 56 NORTH, RANGE 86 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER $\frac{1}{4}$ CORNER OF SAID SECTION 6 AS SHOWN ON THE EAGLE RIDGE SUBDIVISION PLAT, RECORDED IN THE SHERIDAN COUNTY CLERK'S OFFICE, SHERIDAN, WYOMING; THIS CENTER $\frac{1}{4}$ CORNER BEING MONUMENTED BY A BRASS CAP SET BY WYOMING L.S. 520; THENCE N89°52'20"E FOR A DISTANCE OF 617.19 FEET TO THE WEST LINE OF A 60 FOOT WIDE ROAD EASEMENT RECORDED IN BOOK 467 OF DEEDS, PAGE 280 OF THE SHERIDAN COUNTY CLERK'S OFFICE, SHERIDAN, WYOMING, THIS POINT BEING ON A NON-TANGENT CURVE TO THE RIGHT, THIS CURVE HAVING A RADIUS OF 470 FEET, A CENTRAL ANGLE OF 17°42'21", AN ARC LENGTH OF 142.78 FEET AND A CHORD BEARING OF S38°28'34"W WITH CHORD DISTANCE OF 142.23 FEET TO A POINT OF TANGENCY; THENCE S47°10'45"W FOR A DISTANCE OF 443.70 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, THIS CURVE HAVING A RADIUS OF 530 FEET, A CENTRAL ANGLE OF 32°50'06", AN ARC LENGTH OF 303.73 FEET AND A CHORD BEARING OF S30°45'42"W WITH CHORD DISTANCE OF 299.59 FEET TO A POINT OF TANGENCY; THENCE S14°20'39"W FOR A DISTANCE OF 125.24 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, THIS CURVE HAVING A RADIUS OF 270 FEET, A CENTRAL ANGLE OF 75°39'21", AN ARC LENGTH OF 358.52 FEET AND A CHORD BEARING S52°10'20"W WITH A CHORD DISTANCE OF 331.18 FEET TO A POINT OF TANGENCY; THENCE WEST FOR A DISTANCE OF 709.85 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, THIS CURVE HAVING A RADIUS OF 470 FEET, A CENTRAL ANGLE OF 90°01'58", AN ARC LENGTH OF 738.54 FEET AND A CHORD BEARING N44°59'01"W WITH A CHORD DISTANCE OF 664.87 FEET; THENCE N0°01'58"E FOR A DISTANCE OF 523.70 FEET TO A POINT ON THE SOUTH LINE OF SAID EAGLE RIDGE SUBDIVISION; THENCE S89°58'43"E FOR A DISTANCE OF 1,422.15 FEET TO THE POINT OF BEGINNING.

The Real Property or its address is commonly known as 117 EAGLE RIDGE TRL, DAYTON, WY 82836. The Real Property tax identification number is 21129.

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

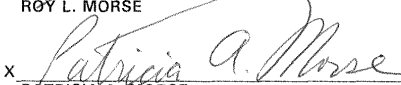
INCREASE PRINCIPAL TO \$485,528.66.

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 endorsers 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.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED DECEMBER 28, 2020.

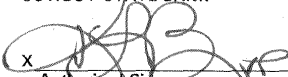
GRANTOR:

X 
ROY L. MORSE

X 
PATRICIA A. MORSE

LENDER:

COWBOY STATE BANK

X 
Authorized Signer

Loan No: 2018-085CIT

MODIFICATION
(Continued)

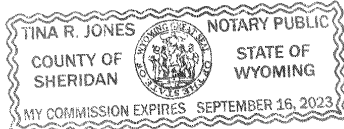
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INDIVIDUAL ACKNOWLEDGMENT

State of WYOMING

County of SHERIDAN

This instrument was acknowledged before me on 12-28-2020 (date) by ROY L. MORSE and PATRICIA A. MORSE.



Tina R. Jones
(Notarial Signature)

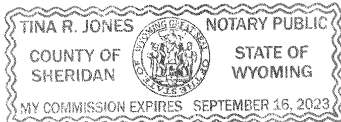
My commission expires: 9-16-2023

LENDER ACKNOWLEDGMENT

State of WYOMING

County of SHERIDAN

This instrument was acknowledged before me on 12-28-2020 (date) by KERRIE L. BOHLER
VP, CSB



Tina R. Jones
(Notarial Signature)

My commission expires: 9-16-2023

Originator Names and Nationwide Mortgage Licensing System and Registry IDs:

Organization: COWBOY STATE BANK

NMLSR ID: 791611

Individual: KERRIE L. BOHLER

NMLSR ID: 792775