



2024-790517 2/26/2024 10:52 AM PAGE: 1 OF 7
FEES: \$30.00 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 February 12, 2024. The parties and their addresses are:

MORTGAGOR:

DIXSEE, LLC

A Wyoming Limited Liability Company

23 Golf Course Rd

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 December 31, 2008 and recorded on December 31, 2008 (Security Instrument). The Security Instrument was recorded in the records of Sheridan County, Wyoming at Book 723, Page 0774, as Instrument number 629362 and covered the following described Property:

Lots 5, 7 and 18, Block 2 and Lots 2, 3, 4, 5 and 6, Block 3, Cloud Peak Ranch, Sixth Filing P.U.D. A subdivision in Sheridan County, Wyoming, as filed in Drawer C, Page 64 in the Office of the Sheridan County Clerk.

The property is located in Sheridan County at 2078,2053,2063,2028,2020,2023,2013,2073 Bungalow Village Lane, Sheridan, Wyoming 82801.

DixSee, LLC
Wyoming Real Estate Modification
WY/4BBALDWIN0000000003267031N

Wolters Kluwer Financial Services, Inc. ©1996, 2024
Bankers Systems™

Initials *AKM*
Page 1 *Ka*



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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, dated December 31, 2008, from Mortgagor to Lender, with a modified loan amount of \$664,449.54 and maturing on May 1, 2043.

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

MORTGAGOR:

DixSee, LLC

By Kathleen A. Goodchild (Seal)
Kathleen A. Goodchild, Member

Date 2/12/24

By Lori K. Marosok (Seal)
Lori K. Marosok, Member

Date 2/12/24

By _____ (Seal)
Kevin R. See, Member

Date _____

LENDER:

First Federal Bank & Trust

By [Signature] (Seal)
Anthony Tarver, Vice President

Date 2/12/2024



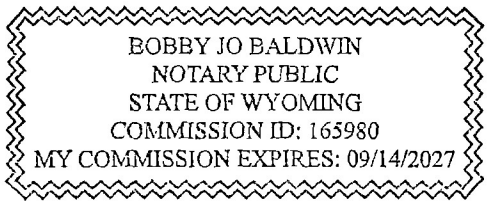
ACKNOWLEDGMENT.

State Wyoming County Sheridan ss.

This instrument was acknowledged before me this 12th day of February, 2024 by Kathleen A. Goodchild as Member of DixSee, LLC.

My commission expires:

Bobby J Baldwin
(Notary Public)

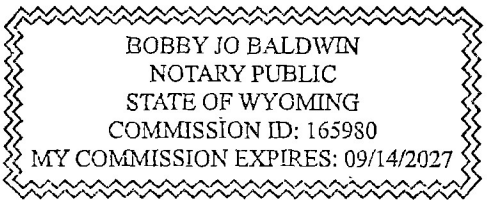


State Wyoming County Sheridan ss.

This instrument was acknowledged before me this 12th day of February, 2024 by Lori K. Marosok as Member of DixSee, LLC.

My commission expires:

Bobby J Baldwin
(Notary Public)





____ OF _____, _____ OF _____ ss.
This instrument was acknowledged before me this _____ day of _____,
_____ by Kevin R. See as Member of DixSee, LLC.
My commission expires:

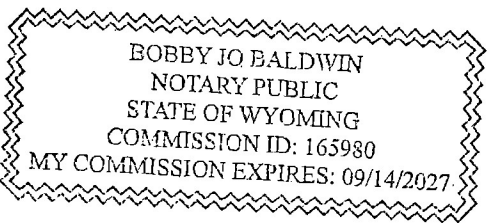
(Notary Public)

(Lender Acknowledgment)

State _____ OF Wyoming County OF Sheridan ss.
This instrument was acknowledged before me this 12th day of February, 2024 by Anthony Tarver as Vice President of First Federal Bank & Trust.

My commission expires:

Bobby J Baldwin
(Notary Public)





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:

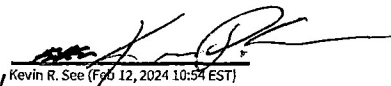
DixSee, LLC

By _____ (Seal)
Kathleen A. Goodchild, Member

Date _____

By _____ (Seal)
Lori K. Marosok, Member

Date _____

By  _____ (Seal)
Kevin R. See, Member

Date Feb 12, 2024

LENDER:

First Federal Bank & Trust

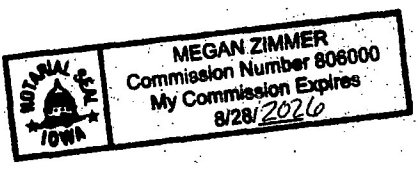
By _____ (Seal)
Anthony Tarver, Vice President

Date _____



State Iowa OF County OF Harrison ss.
This instrument was acknowledged before me this 19th day of February, 2024 by Kevin R. See as Member of DixSee, LLC.

My commission expires: 8/28/2026 Megan Zimmer
(Notary Public)



(Lender Acknowledgment)

_____ OF _____ OF _____ ss.
This instrument was acknowledged before me this _____ day of _____, _____ by Anthony Tarver as Vice President of First Federal Bank & Trust.

My commission expires: _____
(Notary Public)