



2025-796874 1/17/2025 11:13 AM PAGE: 1 OF 6
FEES: \$27.00 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 January 16, 2025. The parties and their addresses are:

MORTGAGOR:

SINGS WITH THE EAGLE, LLC

A Wyoming Limited Liability Company

PO Box 4064

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 November 22, 2021 and recorded on November 23, 2021 (Security Instrument). The Security Instrument was recorded in the records of Sheridan County, Wyoming at as Instrument Number 2021-774357 and covered the following described Property:

See attached Exhibit A

The property is located in Sheridan County at TBD, Sheridan, Wyoming 82801.

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:

Sings With The Eagle, LLC
Wyoming Real Estate Modification
WY/4XXJKUKAL00000000003595022N

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Initials

Page 1





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 November 22, 2021, from Mortgagor to Lender, with a modified maximum credit limit of \$380,000.00 and maturing on March 20, 2025.

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

(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:

Sings With The Eagle, LLC

By  (Seal)
James L. Jellis, Member

Date Jan 17-2025

LENDER:

First Federal Bank & Trust

By  (Seal)
Anthony Tarver, Vice President

Date 1/17/2025

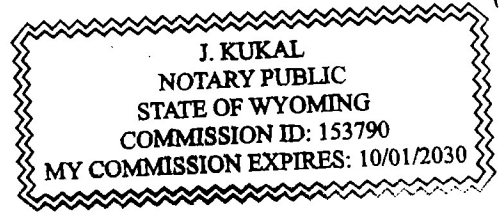


ACKNOWLEDGMENT.

County OF Sheridan, State OF Wyoming ss.
This instrument was acknowledged before me this 17 day of
January, 2025 by James L. Jellis as Member of Sings With The
Eagle, LLC.

My commission expires:


(Notary Public)



(Lender Acknowledgment)

County OF Sheridan, State OF Wyoming ss.
This instrument was acknowledged before me this 17 day of
January, 2025 by Anthony Tarver as Vice President of First
Federal Bank & Trust.

My commission expires:


(Notary Public)

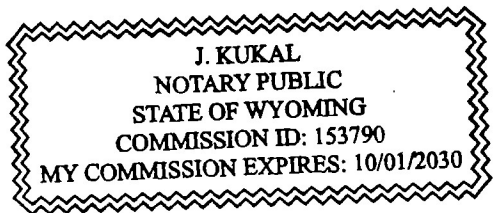




Exhibit A

The Land referred to herein below is situated in the County of Sheridan, State of Wyoming, and is described as follows:

**PARCEL 1:
THE JELLIS**

A TRACT OF LAND LOCATED IN SECTION 4, TOWNSHIP 56 NORTH, RANGE 84 WEST AND THE SOUTHEAST 1/4, SECTION 33 AND THE SOUTHWEST 1/4, SECTION 34, TOWNSHIP 57 NORTH, RANGE 84 WEST, SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING And More Particularly Described As Follows:

BEGINNING On The Southwest Corner Of Said Section 4 Thence With The West Line Of Said Section 4 North 00°29'37" West, A Distance Of 5312.69 Feet To The Northwest Corner Of Said Section 4; Thence With The North Line Of Said Section 4 North 89°22'45" East, A Distance Of 776.81 Feet To A Point On The East Right Of Way Line Of Interstate 90; Thence With Said East Right Of Way With A Non-tangent Curve Turning To The Left With An Arc Length Of 475.87 Feet, A Radius Of 11623.39 Feet, A Chord Bearing Of North 13°36'44" West, A Chord Length Of 475.84 Feet; Thence Leaving Said Right Of Way North 87°18'24" East, A Distance Of 1768.64 Feet To A Point Being The Northwest Corner Of The James L. Jellis And Glenda K. Jellis Tract As Described In Book 412, Page 370 As Recorded In The Clerk And Recorder Of Sheridan County, Wyoming; Thence Continuing With Said Tract South 74°53'28" East, A Distance Of 803.31 Feet To A Point; Thence Continuing With Said Tract South 06°32'46" West, A Distance Of 1885.94 Feet To A Point; Thence Continuing With Said Tract North 75°39'20" East, A Distance Of 1120.95 Feet To A Point On The West Right Of Way Of Wyoming State Highway 338 (AKA Decker Road); Thence With Said West Right Of Way South 07°36'00" East, A Distance Of 1278.08 Feet To The P.C. Of A Curve; Thence Continuing With Said Right Of Way With A Curve Turning To The Left With An Arc Length Of 175.76 Feet, A Radius Of 681.98 Feet, A Chord Bearing Of South 14°59'00" East, A Chord Length Of 175.28 Feet To The P.T. Of Said Curve; Thence Continuing With Said Right Of Way South 22°22'00" East, A Distance Of 325.61 Feet To A Point; Thence Leaving Said Right Of Way South 64°11'12" West, A Distance Of 419.12 Feet To A Point; Thence North 84°16'35" West, A Distance Of 28.68 Feet To A Point; Thence North 42°58'24" West, A Distance Of 309.14 Feet To A Point; Thence North 69°07'59" West, A Distance Of 482.76 Feet To A Point; Thence North 84°16'40" West, A Distance Of 347.88 Feet To A Point; Thence South 80°20'05" West, A Distance Of 521.00 Feet To A Point; Thence South 58°00'22" West, A Distance Of 390.98 Feet To A Point; Thence North 84°22'25" West, A Distance Of 894.57 Feet To A Point On The East Right Of Way Of Interstate 90; Thence South 80°57'32" West, A Distance Of 355.00 Feet To A Point On The West Right Of Way Of Interstate 90; Thence With Said West Right Of Way South 09°02'28" East, A Distance Of 1303.10 Feet To The P.C. Of A Curve; Thence Continuing With Said West Right Of Way With A Curve Turning To The Left With An Arc Length Of 1043.18 Feet, A Radius Of 5901.45 Feet, A Chord Bearing Of South 14°06'19" East, A Chord Length Of 1041.83 Feet To A Point On The South Line Of Said Section 4; Thence Leaving Said Right Of Way And With The South Line Of Said Section 4 South 89°15'56" West, A Distance Of 1329.42 Feet To The Point Of Beginning.



PARCEL 2:

A TRACT OF LAND LOCATED IN THE NORTH 1/2, AND THE NORTHEAST 1/4 SOUTHEAST 1/4, SECTION 8 AND THE NORTHWEST 1/4, AND NORTHWEST 1/4 SOUTHWEST 1/4, SECTION 9, TOWNSHIP 56 NORTH, RANGE 84 WEST, SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING And More Particularly Described As Follows:

BEGINNING At The Northwest Corner Of Section 8, Township 56 North, Range 84 West, Said Point Being Military Monument Number 14; Thence With The North Line Of Said Section 8, South 87°31'26" East, A Distance Of 2669.97 Feet To The North 1/4 Corner Of Said Section 8, Being Military Monument Number 15; Thence Continuing With Said North Line South 87°33'27" East, A Distance Of 2666.40 Feet To The Northeast Corner Of Said Section 8, Being A 3.25" Aluminum Cap Marked RLS 2615; Thence With The North Line Of Section 9, North 89°15'56" East, A Distance Of 1332.06 Feet To A Point On The West Right Of Way Line Of Interstate 90; Thence With A Non-tangent Curve Turning To The Left With An Arc Length Of 1853.23 Feet, A Radius Of 5904.58 Feet, A Chord Bearing Of South 28°10'39" East, A Chord Length Of 1845.63 Feet; Thence Continuing With Said Right Of Way North 52°49'51" East, A Distance Of 50.00 Feet To A Point; Thence Continuing With Said Right Way With A Non-tangent Curve Turning To The Left With An Arc Length Of 417.50 Feet, A Radius Of 5854.58 Feet, A Chord Bearing Of South 39°12'43" East, A Chord Length Of 417.41 Feet; Thence Leaving Said Right Of Way South 27°53'58" West, A Distance Of 424.57 Feet To A Point; Thence North 56°36'05" West, A Distance Of 91.35 Feet To A Point; Thence South 64°49'25" West, A Distance Of 642.61 Feet To A Point; Thence South 52°08'43" West, A Distance Of 223.77 Feet To A Point; Thence North 72°35'17" West, A Distance Of 263.00 Feet To A Point; Thence South 59°16'05" West, A Distance Of 1071.87 Feet To A Point; Thence WEST A Distance Of 271.08 Feet To A Point; Thence North 00°33'59" West, A Distance Of 456.41 Feet To A Point; Thence North 53°49'49" East, A Distance Of 643.85 Feet To A Point; Thence North 14°10'15" West, A Distance Of 575.46 Feet To A Point; Thence WEST A Distance Of 3279.15 Feet To A Point; Thence North 02°27'34" East, A Distance Of 735.61 Feet To A Point; Thence North 87°32'26" West, A Distance Of 2491.73 Feet To A Point On The West Line Of Said Section 8; Thence With Said West Line North 00°01'39" East, A Distance Of 1100.52 Feet To The Point Of BEGINNING.

Excluding From The Above Tract Is A 0.79 Acre Tract Deeded To MONTANA-DAKOTA UTILITIES CO, Recorded In Deed Book 550, Page 782, Dated 19 December 2014, As Recorded In The County Clerk and Recorder, Sheridan County, Wyoming.

NO. 2025-796874 MODIFICATION OF MORTGAGE
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
FIRST FEDERAL BANK & TRUST 671 ILLINOIS ST
SHERIDAN WY 82801-5281