



2025-799379 5/23/2025 11:08 AM PAGE: 1 OF 3
FEES: \$18.00 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 August 20, 2024. The parties and their addresses are:

MORTGAGOR:

DOUBLE BULL PROPERTIES, LLC
A Wyoming Limited Liability Company
165 OVERBROOK
GILLETTE, WY 82718

Vested As: Double Bull Properties LLC, a Wyoming limited liability company

LENDER:

SECURITY STATE BANK
Organized and existing under the laws of Wyoming
320 N 10th St
Worland, WY 82401

1. BACKGROUND. Mortgagor and Lender entered into a security instrument dated June 22, 2022 and recorded on June 22, 2022 (Security Instrument). The Security Instrument was recorded in the records of Sheridan County, Wyoming at Document No. 2022-779579 and covered the following described Property:

Lot 1, on the Plat of the Dunn Investment, Inc., Subdivision, filed in Drawer D, Plat Number 13, in the Office of the Sheridan County Clerk, Sheridan County, Wyoming.

The property is located in Sheridan County at 1384 COFFEEN AVE, 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:

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. 53289812, dated June 22, 2022, from Mortgagor to Lender, with a modified loan amount of \$626,332.17 and maturing on June 22, 2027. A promissory note or other agreement, No. 52389282, dated April 7, 2023, from Mortgagor to Lender, with a modified loan amount of \$1,213,129.66.

(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

DOUBLE BULL PROPERTIES, LLC
Wyoming Real Estate Modification
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Page 1



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:

DOUBLE BULL PROPERTIES, LLC

By [Signature]
P KENT JEFFRIES, Member

Date 5-14-25

By [Signature]
RAEANN JEFFRIES, Member

Date 5-14-25

LENDER:

Security State Bank

By [Signature]
Matt S. Schneider, Market President

Date 5-14-25





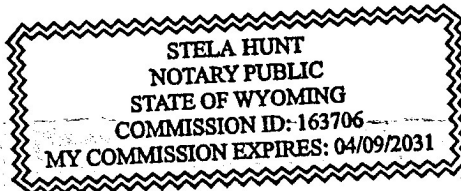
2025-799379 5/23/2025 11:08 AM PAGE: 3 OF 3
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ACKNOWLEDGMENT.

STATE OF WYOMING, COUNTY OF Washakie ^{SH} ss. May 2025
This instrument was acknowledged before me this 20th day of August 2024 by P
KENT JEFFRIES and RAEANN JEFFRIES as Member and Member of DOUBLE BULL
PROPERTIES, LLC.

My commission expires:
04.09.2031

[Signature]
(Notary Public)

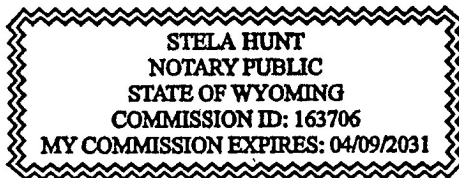


(Lender Acknowledgment)

STATE OF WYOMING, COUNTY OF Washakie ^{SH} ss. May 2025
This instrument was acknowledged before me this 20th day of August 2024 by Matt S
Schneider as Market President of Security State Bank.

My commission expires:
04.09.2031

[Signature]
(Notary Public)



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Page 3

