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FEES: \$18.00 IH MODIFICATION OF MORTGAGE  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

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## MODIFICATION OF MORTGAGE

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**DATE AND PARTIES.** The date of this Real Estate Modification (Modification) is April 15, 2025. The parties and their addresses are:

**MORTGAGOR:**

**MCGANTY HOLDING LLC**  
A Wyoming Limited Liability Company  
PO BOX 1008  
DAYTON, WY 82836-1008

**LENDER:**

**FIRST NORTHERN BANK OF WYOMING**  
Organized and existing under the laws of Wyoming  
29 N GOULD ST  
SHERIDAN, WY 82801

**1. BACKGROUND.** Mortgagor and Lender entered into a security instrument dated MARCH 13, 2023 and recorded on MARCH 13, 2023 (Security Instrument). The Security Instrument was recorded in the records of SHERIDAN County, Wyoming at 2023-784526 and covered the following described Property:

Lot 4, East Ridge Industrial Park Addition, a subdivision in Sheridan County, Wyoming, as recorded on December 15, 2008 in Book E of Plats, Page 19.

The property is located in SHERIDAN County at 1775 GABRIELLE COURT, 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. 371012338, dated March 13, 2023, from Mortgagor to Lender, with a modified loan amount of \$379,796.80 and maturing on March 1, 2049.

**(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 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:**

MCGANTY HOLDING LLC

By Kayla A. McGanty  
KAYLA A MCGANTY, MANAGING MEMBER

Date 4/16/25

By Matthew S McGanty  
MATHEW S MCGANTY, MANAGING MEMBER

Date 4/16/25

**LENDER:**

FIRST NORTHERN BANK OF WYOMING

By Tyler Kane  
TYLER KANE, RELATIONSHIP MANAGER

Date 4/16/25



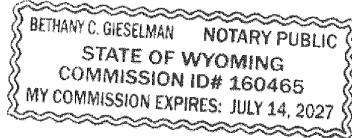
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ACKNOWLEDGMENT.

State OF WY County OF Sheridan ss.  
This instrument was acknowledged before me this 16 day of  
April 2025 by KAYLA A MCGANTY and MATHEW S  
MCGANTY as MANAGING MEMBER and MANAGING MEMBER of MCGANTY HOLDING  
LLC.

My commission expires: 7-14-27

Bethany C. Gieselman  
(Notary Public)

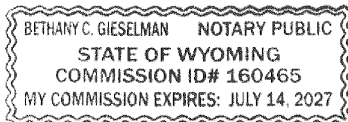


(Lender Acknowledgment)

State OF WY County OF Sheridan ss.  
This instrument was acknowledged before me this 16 day of  
April 2025 by TYLER KANE as RELATIONSHIP MANAGER of  
FIRST NORTHERN BANK OF WYOMING.

My commission expires: 7-14-27

Bethany C. Gieselman  
(Notary Public)



**NO. 2025-798518 MODIFICATION OF MORTGAGE**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
FIRST NORTHERN BANK OF WYOMING 141 S MAIN ST  
BUFFALO WY 82834-1824