

Space Above This Line For Recording Data

## MODIFICATION OF MORTGAGE

**DATE AND PARTIES.** The date of this Real Estate Modification (Modification) is January 24, 2025. The parties and their addresses are:

**MORTGAGOR:**

**COLLIN D REDINGER**  
HUSBAND  
1195 ILLINOIS ST  
SHERIDAN WY 82801-0000

**JENNA P REDINGER**  
WIFE  
1195 ILLINOIS ST  
SHERIDAN WY 82801

**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 APRIL 30, 2021 and recorded on APRIL 30, 2021 (Security Instrument). The Security Instrument was recorded in the records of SHERIDAN County, Wyoming at 2021-768711 and covered the following described Property:

A TRACT OF LAND LOCATED IN THE SOUTH HALF (S1/2) OF SECTION 16, TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 16, MONUMENTED WITH A 5 INCH BRASS CAP; THENCE N 87°22'24" E, ALONG THE SOUTH LINE OF SAID SECTION, 323.47 FEET TO THE POINT OF BEGINNING; THENCE N 00°19'34" W, 1346.17 FEET TO A POINT; THENCE S 87°56'59" W, ALONG SAID LINE, 323.35 FEET TO THE SOUTH SIXTEENTH CORNER OF SECTIONS 16 AND 17, MONUMENTED WITH A 5 INCH BRASS CAP; THENCE N 00°20'01" W, ALONG THE WEST LINE OF SAID SECTION 16, 1176.40 FEET TO THE NORTHWEST CORNER OF A PARCEL AS SHOWN ON AN UNRECORDED RECORD OF SURVEY BY WOOD GROUP USA, DATED AUGUST 26, 2020, MONUMENTED WITH AN ALUMINUM CAP; THENCE S 74°15'34" E, ALONG THE BOUNDARY LINE OF SAID SURVEY, 815.57 FEET TO A MILITARY MONUMENT C; THENCE S 81°39'36" E, ALONG SAID BOUNDARY LINE, 1472.98 FEET TO A MILITARY MONUMENT D; THENCE N 20°49'46" E, ALONG SAID BOUNDARY LINE, 160.60 FEET TO A FENCE CORNER; THENCE N 79°23'59" E, ALONG SAID BOUNDARY LINE, 65.34 FEET TO A FENCE CORNER; THENCE S 54°58'48" E, ALONG SAID BOUNDARY LINE, 3184.69 FEET TO A POINT MONUMENTED WITH AN IRON PIPE; THENCE S 65°25'40" E, ALONG SAID BOUNDARY LINE, 97.49 FEET TO A POINT

MONUMENTED WITH AN IRON PIPE; THENCE S 74°20'11" E, ALONG SAID BOUNDARY LINE, 238.44 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 16, MONUMENTED WITH A 5 INCH BRASS CAP; THENCE S 00°12'33" W, ALONG SAID EAST LINE, 81.11 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 16, MONUMENTED WITH AN STAMPED IRON PIN; THENCE S 87°26'30" W, ALONG THE SOUTH LINE OF SAID SECTION 16, ALSO BEING THE NORTH LINE OF DOWNERS ADDITION TO SHERIDAN WYOMING, 424.67 FEET TO THE NORTHWEST CORNER OF LOT 25 OF SAID ADDITION, MONUMENTED WITH AN ALUMINUM CAP; THENCE S 87°26'28" W, ALONG SAID LINE, 249.64 FEET TO THE NORTHWEST CORNER OF LOT 27 OF SAID ADDITION, MONUMENTED WITH AN ALUMINUM CAP; THENCE S 87°25'30" W, ALONG SAID LINE, 1987.16 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 16, MONUMENTED WITH A 5 INCH BRASS CAP; THENCE S 87°22'24" W, ALONG THE SOUTH LINE OF SAID SECTION, 2295.75 FEET TO THE POINT OF BEGINNING

The property is located in SHERIDAN County at TBD W 17TH STREET, 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. 372003569, dated April 30, 2021, from COLLIN D REDINGER (Borrower) to Lender, with a modified loan amount of \$540,998.63 and maturing on May 1, 2041.

**(b) All Debts.** All present and future debts from COLLIN D REDINGER 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.

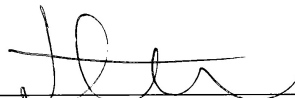
**3. CONTINUATION OF TERMS.** Except as specifically amended in this Modification, all of the terms of the Security Instrument shall remain in full force and effect.

**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:**

  
\_\_\_\_\_  
COLLIN D REDINGER

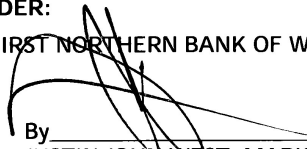
Date 1.24.25

  
\_\_\_\_\_  
JENNA P REDINGER

Date 1-24-25

**LENDER:**

FIRST NORTHERN BANK OF WYOMING

  
By \_\_\_\_\_  
JUSTIN JOHN WEST, MARKET PRESIDENT

Date 1-24-25

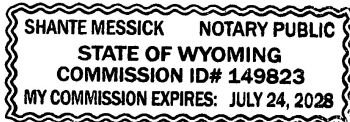
**ACKNOWLEDGMENT.**

State OF Wyoming, County OF Sheridan ss.

This instrument was acknowledged before me this 24<sup>th</sup> day of January, 2025 by COLLIN D REDINGER, HUSBAND, and JENNA P REDINGER, WIFE.

My commission expires:

  
\_\_\_\_\_  
(Notary Public)

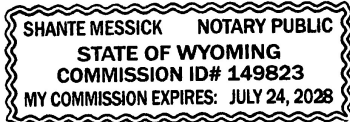


(Lender Acknowledgment)

State OF Wyoming County OF Sheridan ss.  
This instrument was acknowledged before me this 24<sup>th</sup> day of  
January, 2025 by JUSTIN JOHN WEST as MARKET PRESIDENT  
of FIRST NORTHERN BANK OF WYOMING.

My commission expires:

*Shante Messick*  
(Notary Public)



**NO. 2025-797096 MODIFICATION OF MORTGAGE**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
FIRST NORTHERN BANK OF WYOMING 29 N GOULD  
SHERIDAN WY 82801