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MODIFICATION OF MORTGAGE

DATE AND PARTIES. The date of this Real Estate Modification (Modification) is July 19, 2022. The parties and their addresses are:

MORTGAGOR:

HISTORIC CADY LLC

A Wyoming Limited Liability Company
1 E. Alger St.
Sheridan, WY 82801

LARS CHRISTER JOHANSSON

As Trustee

GINA MARIA JOHANSSON

As Trustee

Of the **LARS CHRISTER JOHANSSON AND GINA M. JOHANSSON AB LIVING TRUST, DATED JANUARY 3, 2006**

A Wyoming Revocable Trust
14 N. Fork Dr.
Big Horn, WY 82833

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 June 17, 2020 and recorded on June 18, 2020 (Security Instrument). The Security Instrument was recorded in the records of Sheridan County, Wyoming at as instrument number 2020-759360 and covered the following described Property:

Historic Cady LLC
Wyoming Real Estate Modification
WY/4XXJKUKAL0000000002795030N

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Initials
Page 1

[Signature]





2022-780362 7/26/2022 4:48 PM PAGE: 2 OF 6
FEES: \$27.00 PK MODIFICATION OF MORTGAGE
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Parcel 1:

The North 85 feet of Lot 14 and the East 24.5 feet of Lot 16, Block 3 of Corrected Plat of Grinnell Addition to the Town, now City of Sheridan, Sheridan County, Wyoming.

AND

Lots 18, 20, and 22, and the West 6 inches of Lot 16, all in Block 3 of the Corrected Plat of Grinnell Addition to the Town, now City of Sheridan, Sheridan County, Wyoming.

Parcel 2:

Lot 2 of Vlahos Minor Subdivision. A subdivision in Sheridan County, Wyoming, filed in Drawer V of Plats, No. 17 in the Office of the Sheridan County Clerk.

The property is located in Sheridan County at 1 E. Alger St. And 14 North Fork Dr., 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 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 January 29, 2021, from Historic Cady LLC (Borrower) to Lender, with a modified loan amount of \$1,072,000.00 and maturing on February 1, 2046.

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

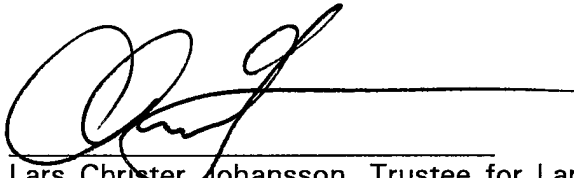
SIGNATURES. By signing under seal, Mortgagor agrees to the terms and covenants contained in this Modification. Mortgagor also acknowledges receipt of a copy of this Modification.

MORTGAGOR:

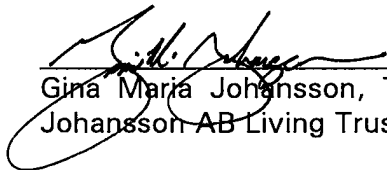
Historic Cady LLC

By  (Seal)
Lars Christer Johansson, Member

Date 7/19/2022



Lars Christer Johansson, Trustee for Lars Christer Johansson And Gina M. Johansson AB Living Trust, Dated January 3, 2006



Gina Maria Johansson, Trustee for Lars Christer Johansson And Gina M. Johansson AB Living Trust, Dated January 3, 2006

Date 7/19/2022



2022-780362 7/26/2022 4:48 PM PAGE: 5 OF 6
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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

LENDER:

First Federal Bank & Trust

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

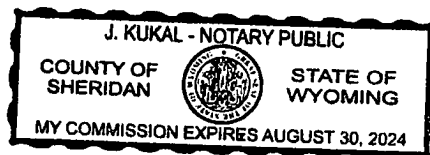
Date 7/19/2022

ACKNOWLEDGMENT.

County Sheridan OF Sheridan, State Wyoming ss.

This instrument was acknowledged before me this 19 day of
July, 2022 by Lars Christer Johansson as Member of
Historic Cady LLC.

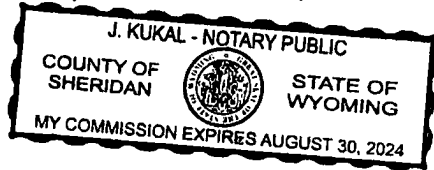
My commission expires:



[Signature]
(Notary Public)

County Sheridan OF State OF Wyoming ss.
This instrument was acknowledged before me this 19 day of July, 2022 by Lars Christer Johansson and Gina Maria Johansson as Trustee and Trustee of Lars Christer Johansson And Gina M. Johansson AB Living Trust, Dated January 3, 2006.

My commission expires:

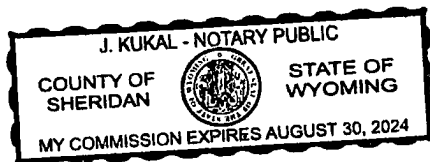


[Signature]
(Notary Public)

(Lender Acknowledgment)

County Sheridan OF State OF Wyoming ss.
This instrument was acknowledged before me this 19 day of July, 2022 by Anthony Tarver as Vice President of First Federal Bank & Trust.

My commission expires:



[Signature]
(Notary Public)