

**RECORDATION REQUESTED BY:**

First Interstate Bank  
Sheridan Sugarland Branch  
1613 Coffeen Avenue  
P. O. Box 6499  
Sheridan, WY 82801-1899

**WHEN RECORDED MAIL TO:**

First Interstate Bank  
Sheridan Sugarland Branch  
1613 Coffeen Avenue  
P. O. Box 6499  
Sheridan, WY 82801-1899

FOR RECORDER'S USE ONLY



**MODIFICATION OF MORTGAGE**

**THIS MODIFICATION OF MORTGAGE** dated October 21, 2021, is made and executed between J2, Inc., a Wyoming corporation, whose address is 1851 N Main St, Sheridan, WY 82801-2503 (referred to below as "Grantor") and First Interstate Bank, whose address is 1613 Coffeen Avenue, P. O. Box 6499, Sheridan, WY 82801-1899 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated March 12, 2021 (the "Mortgage") which has been recorded in Sheridan County, State of Wyoming, as follows:

Recorded with Sheridan County Clerk's Office on March 19, 2021 Document Number 2021-767385.

**REAL PROPERTY DESCRIPTION.** The Mortgage covers the following described real property located in Sheridan County, State of Wyoming:

See Schedule 'C', which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 1739 E. Brundage Ln, Sheridan, WY 82801.

**MODIFICATION.** Lender and Grantor hereby modify the Mortgage as follows:

The following is hereby released:

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

Unit #1002 of the Outlaw Garages Condominiums, Phase 5, as described and set forth on that MAP OF OUTLAW GARAGE CONDOMINIUMS, PHASE 5, as filed and recorded in the Office of the Clerk and Recorder for Sheridan County, Wyoming on August 16, 2021 at Condominium Drawer 1, Page 38, and as set forth in that DECLARATION OF OUTLAW GARAGES CONDOMINIUMS recorded in the office of the Clerk and Recorder for Sheridan County, Wyoming on October 10, 2008, in Book 500 at Page 0415 and the First Amended Declaration of Outlaw Garages Condominiums recorded on May 17, 2013, Book 540, Page 574 and Second Amended Declaration of Outlaw Garages Condominiums recorded October 20, 2015, Book 556 Page 255 and the Third Amended Declaration of Outlaw Garages Condominiums recorded November 9, 2016 Book 563, Page 261 and the Fourth Amended Declaration of Outlaw Garages Condominiums, Recorded March 10, 2021, Recording #2021-767081 and the Fifth Amended Declaration of Outlaw Garages Condominiums, Recorded August 23, 2021, Recording #2021-771801 AND as set forth in the Bylaws of Outlaw Garages Condominiums recorded October 10, 2008, Book 500, Page 422 and First Amendment to Bylaws of Outlaw Garages Condominiums recorded November 4, 2009, Book 510, Page 294; TOGETHER WITH an undivided interest in the common areas and facilities of Outlaw Garages Condominiums as established and described in said Declaration and Condominium Map.

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

Unit #1004 and #1005 of the Outlaw Garages Condominiums, Phase 5, as described and set forth on that MAP OF OUTLAW GARAGE CONDOMINIUMS, PHASE 5, as filed and recorded in the Office of the Clerk and Recorder for Sheridan County, Wyoming on August 16, 2021 at Condominium Drawer 1, Page 38, and as set forth in that DECLARATION OF OUTLAW GARAGES CONDOMINIUMS recorded in the office of the Clerk and Recorder for Sheridan County, Wyoming on October 10, 2008, in Book 500 at Page 0415 and the First Amended Declaration of Outlaw Garages Condominiums recorded on May 17, 2013, Book 540, Page 574 and Second Amended Declaration of Outlaw Garages Condominiums recorded October 20, 2015, Book 556 Page 255 and the Third Amended Declaration of Outlaw Garages Condominiums recorded November 9, 2016 Book 563, Page 261 and the Fourth Amended Declaration of Outlaw Garages Condominiums, Recorded March 10, 2021, Recording #2021-767081 and the Fifth Amended Declaration of Outlaw Garages Condominiums, Recorded August 23, 2021, Recording #2021-771801 AND as set forth in the Bylaws of Outlaw Garages Condominiums recorded October 10, 2008, Book 500, Page 422 and First Amendment to Bylaws of Outlaw Garages Condominiums recorded November 4, 2009, Book 510, Page 294; TOGETHER WITH an undivided interest in the common areas and facilities of Outlaw Garages Condominiums as established and described in said Declaration and Condominium Map.

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

Unit #1003 of the Outlaw Garages Condominiums, Phase 5, as described and set forth on that MAP OF OUTLAW GARAGE CONDOMINIUMS, PHASE 5, as filed and recorded in the Office of the Clerk and Recorder for Sheridan County, Wyoming on August 16, 2021 at Condominium Drawer 1, Page 38, and as set forth in that DECLARATION OF OUTLAW GARAGES CONDOMINIUMS recorded in the office of the Clerk and Recorder for Sheridan County, Wyoming on October 10, 2008, in Book 500 at Page 0415 and the First Amended Declaration of Outlaw Garages Condominiums recorded on May 17, 2013, Book 540, Page 574 and Second Amended Declaration of Outlaw Garages Condominiums recorded October 20, 2015, Book 556 Page 255 and the Third Amended Declaration of Outlaw Garages Condominiums recorded November 9, 2016 Book 563, Page 261 and the Fourth Amended Declaration of Outlaw Garages Condominiums, Recorded March 10, 2021, Recording #2021-767081 and the Fifth Amended Declaration of Outlaw Garages Condominiums, Recorded August 23, 2021, Recording #2021-771801 AND as set forth in the Bylaws of Outlaw Garages Condominiums recorded October 10, 2008, Book 500, Page 422 and First Amendment to Bylaws of Outlaw Garages Condominiums recorded November 4, 2009, Book 510, Page 294; TOGETHER WITH an undivided interest in the common areas and facilities of Outlaw Garages Condominiums as established and described in said Declaration and Condominium Map.

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

Unit #1011 of the Outlaw Garages Condominiums, Phase 5, as described and set forth on that MAP OF OUTLAW GARAGE CONDOMINIUMS, PHASE 5, as filed and recorded in the Office of the Clerk and Recorder for Sheridan County, Wyoming on August 16, 2021 at Condominium Drawer 1, Page 38, and as set forth in that DECLARATION OF OUTLAW GARAGES CONDOMINIUMS recorded in the office of the Clerk and Recorder for Sheridan County, Wyoming on October 10, 2008, in Book 500 at Page 0415 and the First Amended Declaration of Outlaw Garages Condominiums recorded on May 17, 2013, Book 540, Page 574 and Second Amended Declaration of Outlaw Garages Condominiums recorded October 20, 2015, Book 556 Page 255 and the Third Amended Declaration of Outlaw Garages Condominiums recorded November 9, 2016 Book 563, Page 261 and the Fourth Amended Declaration of Outlaw Garages Condominiums, Recorded March 10, 2021, Recording #2021-767081 and the Fifth Amended Declaration of Outlaw Garages Condominiums, Recorded August 23, 2021, Recording #2021-771801 AND as set forth in the Bylaws of Outlaw Garages Condominiums recorded October 10, 2008, Book 500, Page 422 and First Amendment to Bylaws of Outlaw Garages Condominiums recorded November 4, 2009, Book 510, Page 294; TOGETHER WITH an undivided interest in the common areas and facilities of Outlaw Garages Condominiums as established and described in said Declaration and Condominium Map.

MODIFICATION OF MORTGAGE  
(Continued)

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The Land referred to herein below is situated in the County of Sheridan, State of Wyoming, and is described as follows:  
Unit #1012 and #1013 of the Outlaw Garages Condominiums, Phase 5, as described and set forth on that MAP OF OUTLAW GARAGE CONDOMINIUMS, PHASE 5, as filed and recorded in the Office of the Clerk and Recorder for Sheridan County, Wyoming on August 16, 2021 at Condominium Drawer 1, Page 38, and as set forth in that DECLARATION OF OUTLAW GARAGES CONDOMINIUMS recorded in the office of the Clerk and Recorder for Sheridan County, Wyoming on October 10, 2008, in Book 500 at Page 0415 and the First Amended Declaration of Outlaw Garages Condominiums recorded on May 17, 2013, Book 540, Page 574 and Second Amended Declaration of Outlaw Garages Condominiums recorded October 20, 2015, Book 556 Page 255 and the Third Amended Declaration of Outlaw Garages Condominiums recorded November 9, 2016 Book 563, Page 261 and the Fourth Amended Declaration of Outlaw Garages Condominiums, Recorded March 10, 2021, Recording #2021-767081 and the Fifth Amended Declaration of Outlaw Garages Condominiums, Recorded August 23, 2021, Recording #2021-771801 AND as set forth in the Bylaws of Outlaw Garages Condominiums recorded October 10, 2008, Book 500, Page 422 and First Amendment to Bylaws of Outlaw Garages Condominiums recorded November 4, 2009, Book 510, Page 294; TOGETHER WITH an undivided interest in the common areas and facilities of Outlaw Garages Condominiums as established and described in said Declaration and Condominium Map.

The Land referred to herein below is situated in the County of Sheridan, State of Wyoming, and is described as follows:  
Unit #1010 of the Outlaw Garages Condominiums, Phase 5, as described and set forth on that MAP OF OUTLAW GARAGE CONDOMINIUMS, PHASE 5, as filed and recorded in the Office of the Clerk and Recorder for Sheridan County, Wyoming on August 16, 2021 at Condominium Drawer 1, Page 38, and as set forth in that DECLARATION OF OUTLAW GARAGES CONDOMINIUMS recorded in the office of the Clerk and Recorder for Sheridan County, Wyoming on October 10, 2008, in Book 500 at Page 0415 and the First Amended Declaration of Outlaw Garages Condominiums recorded on May 17, 2013, Book 540, Page 574 and Second Amended Declaration of Outlaw Garages Condominiums recorded October 20, 2015, Book 556 Page 255 and the Third Amended Declaration of Outlaw Garages Condominiums recorded November 9, 2016 Book 563, Page 261 and the Fourth Amended Declaration of Outlaw Garages Condominiums, Recorded March 10, 2021, Recording #2021-767081 and the Fifth Amended Declaration of Outlaw Garages Condominiums, Recorded August 23, 2021, Recording #2021-771801 AND as set forth in the Bylaws of Outlaw Garages Condominiums recorded October 10, 2008, Book 500, Page 422 and First Amendment to Bylaws of Outlaw Garages Condominiums recorded November 4, 2009, Book 510, Page 294; TOGETHER WITH an undivided interest in the common areas and facilities of Outlaw Garages Condominiums as established and described in said Declaration and Condominium Map.

A tract of land situated in Lot 4 (NW1/4NW1/4 of Section 1, Township 55 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming; more particularly described as follows:  
Beginning at a point which bears S 25°56'28" E a distance of 986.66 feet from the Northwest Corner of said Section 1; thence S 89°12'52" E for a distance of 200.00 feet; thence N 0°47'08" E for a distance of 392.19 feet; thence N 61°56'22" W for a distance of 225.02 feet; thence S 0°47'08" W for a distance of 495.31 feet to the point of beginning.  
Said tract of land contains 2.04 Acres.

**CONTINUING VALIDITY.** Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Mortgage as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorser to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Mortgage does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

**ILLEGAL ACTIVITY/FORFEITURE.** Grantor represents and warrants to Lender that: (a) No portion of the Property has been or will be purchased, improved, equipped or furnished with proceeds of any illegal activity (whether under local, state or federal law) and to the best of Borrower's knowledge, there are no illegal activities or activities relating to controlled substances at the Property (including, without limitation, any growing, distributing, processing, storing and/or dispensing of marijuana), and (b) There has not been and shall never be committed by Borrower or any other person in occupancy of or involved with the operation or use of the Property any act or omission affording the federal government or any state or local government the right of forfeiture as against the Property or any part thereof or any monies paid in performance of Borrower's obligations under this Agreement, the Note, the Security Instrument or the other Loan Documents. Borrower hereby covenants and agrees not to commit, permit or suffer to exist any act or omission affording such right of forfeiture. Borrower also hereby covenants and agrees that it shall not commit, permit or suffer to exist any illegal activities or activities relating to controlled substances at the Property (including, without limitation, any growing, distributing, processing, storing and/or dispensing of marijuana).

**GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED OCTOBER 21, 2021.**

GRANTOR:

J2, INC.

By: 

David Sorensen, President of J2, Inc.

LENDER:

FIRST INTERSTATE BANK

X 

Scott Campbell, Commercial Group Manager II



MODIFICATION OF MORTGAGE  
(Continued)

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CORPORATE ACKNOWLEDGMENT

State of Wyoming

County of Fremont

This instrument was acknowledged before me on 10/21/21 (date) by David Sorensen, President of J2, Inc..

Scott Campbell  
(Notarial Signature)



My commission expires: 4-10-2023

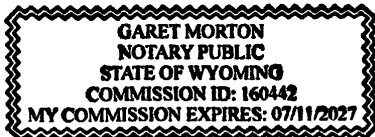
LENDER ACKNOWLEDGMENT

State of Wyoming

County of Sheridan

This instrument was acknowledged before me on 10/21/21 (date) by Scott Campbell as Commercial Group Manager II of First Interstate Bank.

[Signature]  
(Notarial Signature)



My commission expires: 07/11/2027



2021-773499 10/25/2021 3:57 PM PAGE: 3 OF 3  
FEES: \$18.00 DO MODIFICATION OF MORTGAGE  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

NO. 2021-773499 MODIFICATION OF MORTGAGE  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801