

2024-790708 3/7/2024 4:27 PM PAGE: 1 OF 4
FEES: \$21.00 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 February 6, 2024. The parties and their addresses are:

MORTGAGOR:

KRISTOPHER MARTIN POWERS

Spouse of AMBER M POWERS

PO BOX 421

RANCHESTER, WY 82839-0421

AMBER M POWERS

Spouse of KRISTOPHER MARTIN POWERS

PO BOX 421

RANCHESTER, WY 82839-0421

Vested as: Kristopher M. Powers and Amber M. Powers

LENDER:

SECURITY STATE BANK

Organized and existing under the laws of Wyoming

2070 Coffeen Ave

Sheridan, WY 82801

1. BACKGROUND. Mortgagor and Lender entered into a security instrument dated January 7, 2021 and recorded on January 13, 2021 (Security Instrument). The Security Instrument was recorded in the records of Sheridan County, Wyoming at Document No. 2021-765581 and covered the following described Property:

SEE EXHIBIT "A"

The property is located in Sheridan County at 187 EARLY CREEK RD, RANCHESTER, Wyoming 82839-0421.

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, No. 91187433, dated January 7, 2021, from WYOMING'S FINEST OUTFITTER, LLC (Borrower) to Lender, with a modified maximum credit limit of \$60,000.00 and maturing on February 10, 2026.



(b) Future Advances. All future advances from Lender to WYOMING'S FINEST OUTFITTER, LLC under the Specific Debts executed by WYOMING'S FINEST OUTFITTER, 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 WYOMING'S FINEST OUTFITTER, 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.

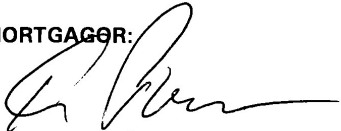
(c) All Debts. All present and future debts from WYOMING'S FINEST OUTFITTER, LLC to Lender, even if this Security Instrument is not specifically referenced, or if the future debt is unrelated to or of a different type than this debt. If more than one person signs this Security Instrument, each agrees 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, Mortgagor agrees to the terms and covenants contained in this Modification. Mortgagor also acknowledges receipt of a copy of this Modification.

MORTGAGOR:



KRISTOPHER MARTIN POWERS

Date

2/6/24



AMBER M POWERS

Date

2/5/24

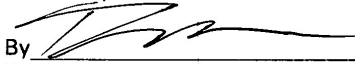




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LENDER:

Security State Bank

By 
David D Macalister, SVP Commercial Loan Officer

Date 2/6/24

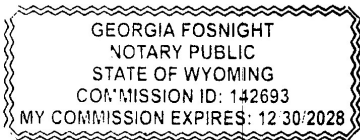
ACKNOWLEDGMENT.

State OF Wyoming, County OF Sheridan ss.

This instrument was acknowledged before me this 6th day of February 2024 by KRISTOPHER MARTIN POWERS, spouse of AMBER M POWERS, and AMBER M POWERS, spouse of KRISTOPHER MARTIN POWERS.

My commission expires: 12/30/28


(Notary Public)



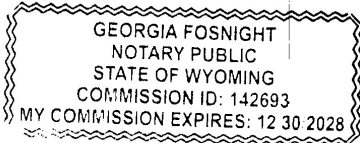
(Lender Acknowledgment)

State OF Wyoming, County OF Sheridan ss.

This instrument was acknowledged before me this 6th day of February 2024 by David D Macalister as SVP Commercial Loan Officer of Security State Bank.

My commission expires: 12/30/28


(Notary Public)



SCHEDULE A

A tract of land located in the NW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 9 and the NE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 8, Township 57 North, Range 85 West, 8th P.M., Sheridan County, Wyoming and more particularly described as follows:

Beginning at the W1/16 corner of Section 9; Thence South 00°14'15" East 1325.02 feet to a point on the South line on of the N $\frac{1}{2}$ NW $\frac{1}{4}$ Section 9; thence with said South line South 89°45'45" West 1628.35 feet to a point on the Northeast Right of Way of County Road 97 (Earley Creek Road); thence with said Right of Way North 36°55'50" West 149.97 feet to a point; thence continuing with said Right of Way North 41°48'14" West 135.84 feet to a point; thence leaving said Right of Way North 46°45'20" East 645.94 feet to a point on the West line of said Section 9; thence North 44°14'22" East 928.50 feet to a point on the North line of said Section 9; thence with said North Line North 89°45'31" East 685.21 feet to the Point of Beginning.

AND ALL of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 9, Township 57 North, Range 85 West, 6th P.M., Sheridan County, Wyoming.

AND All that portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 8, T57N., R.85W of the 6th PM, Wyoming lying north of County Road No. 97 (Earley Creek Road).



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SECURITY STATE BANK 2070 COFFEEN AVE
SHERIDAN WY 82801