



---

Space Above This Line For Recording Data

---

## MODIFICATION OF MORTGAGE

---

**DATE AND PARTIES.** The date of this Real Estate Modification (Modification) is June 9, 2017. The parties and their addresses are:

**MORTGAGOR:**

**KOLTS FINE SPIRITS LLLP**

A Colorado limited liability limited partnership

PO BOX 381

CASTLE ROCK, CO 80104-0381

Vested as: Kolts Fine Spirits, LLLP, a Colorado limited liability limited partnership.

**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 April 30, 2014 and recorded on May 2, 2014 (Security Instrument). The Security Instrument was recorded in the records of Sheridan County, Wyoming at Doc 2014-711835, Book 882, Pg 76-86 and covered the following described Property:

Lot 4, Block 2 of the East Glacier Park Addition, a subdivision in Sheridan County, Wyoming, as filed in Drawer E, Number 12, in the Office of the Sheridan County Clerk.

The property is located in Sheridan County at 644 CROOK ST, 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. 82487333, dated April 30, 2014, from Mortgagor to Lender, with a modified loan amount of \$579,935.67 and maturing on May 31, 2027. A promissory note or other agreement, No. 35587663, dated October 2, 2015, from Kolts Fine Spirits LLLP (Borrower) to Lender, with a loan amount of \$194,568.94 and maturing on May 31, 2027.

(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 Truth in Lending Act (Regulation Z) or 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:**

KOLTS FINE SPIRITS LLLP

By   
ROBERT A KOLTISKA, Partner

By   
JASON J KOLTISKA, Partner

By   
JUSTIN W KOLTISKA, Partner



**2017-735873** 7/6/2017 4:22 PM PAGE: 2 OF 4  
BOOK: 957 PAGE: 639 FEES: \$21.00 SM MODIFICATION OF MO  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

LENDER:

Security State Bank

By

Chad E Baker  
Chad E Baker, President NMLS 424255

ACKNOWLEDGMENT.

STATE OF Wyoming, COUNTY OF Sheridan ss.

This instrument was acknowledged before me this 29 day of June 2017 by ROBERT A KOLTISKA as Partner of KOLTS FINE SPIRITS LLLP.

My commission expires:

May 20, 2018

Nan Miller  
(Notary Public)



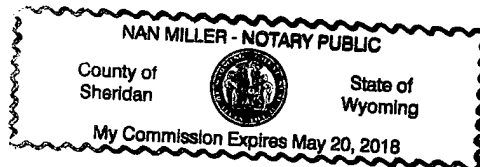
STATE OF WYOMING, COUNTY OF SHERIDAN ss.

This instrument was acknowledged before me this 29 day of June 2017 by JASON J KOLTISKA as Partner of KOLTS FINE SPIRITS LLLP.

My commission expires:

May 20, 2018

Nan Miller  
(Notary Public)



2017-735873 7/6/2017 4:22 PM PAGE: 3 OF 4  
BOOK: 957 PAGE: 640 FEES: \$21.00 SM MODIFICATION OF MO  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING, COUNTY OF SHERIDAN ss.

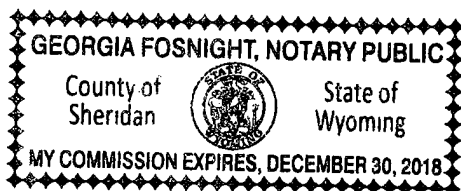
This instrument was acknowledged before me this

5<sup>th</sup> day of July 2017 by JUSTIN W

KOLTISKA as Partner of KOLTS FINE SPIRITS LLLP.

My commission expires: 12/30/18

*Georgia Fosnight*  
(Notary Public)



(Lender Acknowledgment)

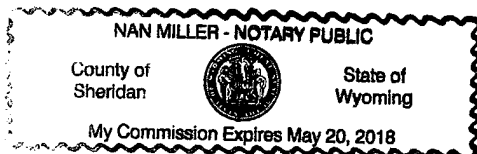
STATE OF WYOMING, COUNTY OF SHERIDAN ss.

This instrument was acknowledged before me this 9th day of June 2017 by Chad E Baker as President NMLS 424255 of Security State Bank.

My commission expires:

*May 20, 2018*

*Nan Miller*  
(Notary Public)



2017-735873 7/6/2017 4:22 PM PAGE: 4 OF 4  
BOOK: 957 PAGE: 641 FEES: \$21.00 SM MODIFICATION OF MO  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

KOLTS FINE SPIRITS LLLP  
Wyoming Real Estate Modification  
WY/4XCHELSEA00000000001289011N

Wolters Kluwer Financial Services ©1996, 2017 Bankers Systems™

Initials \_\_\_\_\_  
Page 4

**NO. 2017-735873 MODIFICATION OF MORTGAGE**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
SECURITY STATE BANK 2070 COFFEEN AVE  
SHERIDAN WY 82801