

**RECORDATION REQUESTED BY:**

First Interstate Bank  
Sheridan Downtown Branch  
4 South Main Street  
P. O. Box 2007  
Sheridan, WY 82801-2007



2017-735250 6/8/2017 12:51 PM PAGE: 1 OF 2  
BOOK: 956 PAGE: 36 FEES: \$15.00 SM MODIFICATION OF MOR  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**WHEN RECORDED MAIL TO:**

First Interstate Bank  
Sheridan Downtown Branch  
4 South Main Street  
P. O. Box 2007  
Sheridan, WY 82801-2007

**SEND TAX NOTICES TO:**

First Interstate Bank  
Sheridan Downtown Branch  
4 South Main Street  
P. O. Box 2007  
Sheridan, WY 82801-2007

**FOR RECORDER'S USE ONLY**



**MODIFICATION OF MORTGAGE**

**THIS MODIFICATION OF MORTGAGE** dated June 5, 2017, is made and executed between Karen L Powers, not personally but as Trustee on behalf of Michael M and Karen L Powers Living Trust Dated 05-08-07 (referred to below as "Grantor") and First Interstate Bank, whose address is 4 South Main Street, P. O. Box 2007, Sheridan, WY 82801-2007 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated July 19, 2016 (the "Mortgage") which has been recorded in Sheridan County, State of Wyoming, as follows:

Recording Number 2016-728254 dated 7/19/16, Book 933, page 603.

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

Lot 12 and the South eight inches (8") of Lot 13, of the Thurmond Addition No. 1 to the City of Sheridan, Sheridan County, Wyoming.

The Real Property or its address is commonly known as 214 N Main St, Sheridan, WY 82801.

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

Lender and Grantor agreed to extend this Mortgage Maturity Date to June 5, 2023.

**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 endorsers 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.

**GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JUNE 5, 2017.**

**GRANTOR:**

**MICHAEL M AND KAREN L POWERS LIVING TRUST DATED 05-08-07**

By:   
Karen L Powers, Trustee of Michael M and Karen L Powers Living Trust Dated  
05-08-07

**LENDER:**

**FIRST INTERSTATE BANK**

X   
Richard Destefano, Vice President

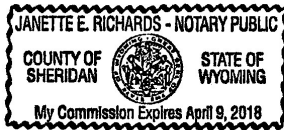
MODIFICATION OF MORTGAGE  
(Continued)

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TRUST ACKNOWLEDGMENT

State of Wyoming  
County of Sheridan

This instrument was acknowledged before me on 6/5/17 (date) by Karen L Powers, Trustee of Michael M and Karen L Powers Living Trust Dated 05-08-07.



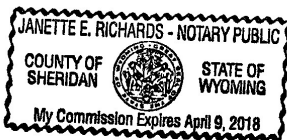
Janette E Richards  
(Notarial Signature)

My commission expires: April 9, 2018

LENDER ACKNOWLEDGMENT

State of Wyoming  
County of Sheridan

This instrument was acknowledged before me on 6/5/17 (date) by Richard A. Dostepano,  
Vice President of First Interstate Bank



Janette E Richards  
(Notarial Signature)

My commission expires: April 9, 2018



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NO. 2017-735250 MODIFICATION OF MORTGAGE  
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FIB OF SHERIDAN PO BOX 2007  
SHERIDAN WY 82801