

RECORDATION REQUESTED BY:


YELLOWSTONE BANK
2000 Overland Ave
PO Box 81010
Billings, MT 59108

WHEN RECORDED MAIL TO:

YELLOWSTONE BANK
2000 Overland Ave
PO Box 81010
Billings, MT 59108

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YELLOWSTONE BANK
2000 Overland Ave
PO Box 81010
Billings, MT 59108


2025-798836 5/2/2025 9:41 AM PAGE: 1 OF 2
FEES: \$15.00 PK MODIFICATION OF MORTGAGE
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

FOR RECORDER'S USE ONLY**MODIFICATION OF MORTGAGE**

THIS MODIFICATION OF MORTGAGE dated April 15, 2025, is made and executed between Robert Douglas Saunders and Kimera Joan Saunders, whose address is PO Box 7128, Sheridan, WY 82801-0000 (referred to below as "Grantor") and YELLOWSTONE BANK, whose address is PO Box 81010, Billings, MT 59108 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated November 21, 2024 (the "Mortgage") which has been recorded in Sheridan County, State of Wyoming, as follows:

Recorded in Sheridan County, Wyoming on December 3, 2024 under Document #2024-796027.

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

Lot 3 of The Grove at the Powder Horn, a subdivision in Sheridan County, Wyoming, filed in Drawer G, Number 21 in the office of the Sheridan County Clerk.

AND

A tract of land situated in Lot 2 and Lot 3 of Section 4, Township 54 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming, more particularly described by metes and bounds as follows: Beginning at a point which bears S49°35'54"W a distance of 1,785.63 feet from the East 1/16th corner between said Section 4, Township 54 North, Range 84 West and Section 33, Township 54 North, Range 84 West; said point of beginning also being the Northwest Corner of Lot 3 of the Grove at the Powder Horn; thence N40°02'55"W for a distance of 27.60 feet to a point; thence N43°57'22"E for a distance of 165.79 feet; thence S22°52'13"E for a distance of 54.00 feet to a point, said point being the Northeast Corner of said Lot 3; thence S52°31'00"W for a distance of 149.08 feet to the point of beginning.

AND

A tract of land situated in Lot (NW¼NE¼) and Lot 3 (NE¼NW¼) of Section 4, Township 54 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming; more particularly described as follows: Beginning at a point which bears S50°29'02"W a distance of 1,785.67 feet from the East 1/16th Corner between said Section 4 and Section 33 of Township 54 North, Range 84 West; thence N43°57'22"E for a distance of 165.79 feet; thence N22°52'13"W for a distance of 107.96 feet to a point in Little Goose Creek and lying on the Easterly boundary of the Clearwater Estates Subdivision; thence following said Easterly boundary of Clearwater Estates for the following courses and distances; S28°39'11"W for a distance of 156.82 feet; thence S10°47'08"W for a distance of 39.16 feet; thence S34°33'36"W for a distance of 21.05 feet; thence leaving said Easterly boundary on a bearing of S40°02'55"E for a distance of 33.18 feet to the point of beginning.

The Real Property or its address is commonly known as 8 Dornoch Drive, Sheridan, WY 82801. The Real Property tax identification number is 32214.

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

This Mortgage secures a Promissory Note dated November 20, 2024 in the original principal amount of \$1,012,148.00. Said Promissory Note was modified April 16, 2025. The new maturity date of this Mortgage is October 21, 2025.

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.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED APRIL 15, 2025.

GRANTOR:

x 
Robert Douglas Saunders

x 
Kimera Joan Saunders

LENDER:

YELLOWSTONE BANK

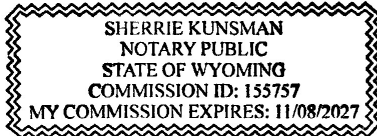
x 
Garrett Scott, Senior Vice President


INDIVIDUAL ACKNOWLEDGMENT

State of Wyoming

County of Sheridan

This instrument was acknowledged before me on April 29, 2025 (date) by Robert Douglas Saunders and Kimera Joan Saunders.




(Notarial Signature)

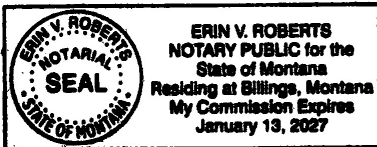
My commission expires: 11-08-2027


LENDER ACKNOWLEDGMENT

State of Montana

County of Yellowstone

This instrument was acknowledged before me on April 30, 2025 (date) by Garrett Scott as Senior Vice President of YELLOWSTONE BANK.




(Notarial Signature)

My commission expires: January 13, 2027

NO. 2025-798836 MODIFICATION OF MORTGAGE

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
YELLOWSTONE BANK P O BOX 81010
BILLINGS MT 59108