



MORTGAGE WITH RELEASE OF HOMESTEAD

Tyffani Harbaugh (a/k/a Tyffani Squires), a married woman dealing in her separate property ("Mortgagor"), whose address is 687 Beatty Road, Sheridan, Wyoming 82801, to secure a Sixty Thousand Dollars (\$60,000.00) debt to the **Wyoming Community Foundation** ("Mortgagee"), which debt is memorialized in a Promissory Note for Sixty Thousand Dollars (\$60,000.00) of even date herewith ("Promissory Note"), previously executed by Mortgagor (and Golden Bungalow Properties, LLC, and Ms. Tonia Hanson), does hereby mortgage to Mortgagee the following described real estate situated in the County of Sheridan, State of Wyoming, to-wit:

Tract 10 NE Decker Road

A tract of land situated within Section 13, Township 57 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on "Appendix B" to that Special Warranty Deed recorded on September 22, 2021 as Document No. 2021-772660, incorporated herein by reference and made a part hereof, being more particularly described as follows:

Commencing at the SE corner of Section 13, thence N 0°11'36" W, along the east line of said section, 1587.37 feet, to the true Point of Beginning;

thence along said east line, N 0°11'36" W, 1077.44 feet, to the E1/4 corner of said Section; thence S 88°28'50" W, 4080.41 feet, to a point on the easterly right-of-way line of State Highway 338; thence along said right-of-way line, S 3°26'39" W, 719.44 feet; thence, departing from said right-of-way, S 86°31'2" E, 4133.46 feet, to the Point of Beginning.

Containing 84.58 acres, more or less, and subject to any prior recorded easements, exceptions, restrictions or conveyances.

Said property is located in Sheridan County at 823 Decker Road, Sheridan, Wyoming 82801;

TOGETHER WITH all improvements situate thereon and all rights and interests appurtenant thereto; and

SUBJECT TO all encumbrances, easements, reservations, covenants and restrictions, if any, or record.

All of which real property, together with the rights of interest in this and preceding paragraphs (hereinafter collectively referred to as the "mortgaged property"), shall be deemed to constitute the security given in this Mortgage for the payment of the indebtedness and the performance of the obligations evidenced and secured under this Mortgage and the Promissory Note.



Mortgagor hereby relinquishes and waives all rights under and by virtue of the homestead laws of Wyoming.

Mortgagor shall promptly pay or cause to be paid to Mortgagee, or order, and shall promptly perform or cause to be performed, each and every payment and obligation on the part of the Mortgagor provided to be paid or performed hereunder or in connection with the obligations evidenced and secured by this Mortgage when due. All of such payments and obligations are mandatory, and Mortgagor's failure to accomplish any of the same shall, after passage of any grace or notice periods (if any) provided for herein or in the Promissory Note secured by this Mortgage, constitute a default under this Mortgage.

Time is of the essence of this Mortgage. Upon the occurrence of any default or failure to comply with one or more terms of the Promissory Note, Mortgagee shall have the option to declare all sums secured hereby immediately due and payable and to proceed to foreclose this Mortgage pursuant to law and sell said property, either by advertisement and sale as provided under applicable law or by court action, and out of the proceeds of such sale, Mortgagee shall pay all sums due hereunder and under the Promissory Note secured hereby.

Mortgagee may, at its option, declare immediately due and payable all sums secured by this Mortgage upon the sale or transfer of the mortgaged property without the Mortgagee's prior written consent. A "sale or transfer" means the conveyance of the mortgaged property or any right, title, or interest therein, whether legal or equitable, whether voluntary or involuntary, by outright sale, deed, installment sale contract, land contract, contract for deed, or any other method of conveyance of real property interests.

This Mortgage shall be binding upon and shall inure to the benefit of the respective grantees, transferees, heirs, devisees, personal representatives, successors, and assigns of the parties hereto. The term "Mortgagee" as used in this Mortgage shall mean the owner and holder, including any pledgee, of the obligations secured hereby.

The mortgaged property was previously owned by Golden Bungalow Properties, LLC, whose two members are Mortgagor and Ms. Tonia Hanson. Though Golden Bungalow Properties, LLC, no longer owns the mortgaged property, by their signatures below, Golden Bungalow Properties, LLC, and Ms. Tonia Hanson, hereby confirm their assent to the terms of this Mortgage and irrevocably guarantee Mortgagor's prompt performance under the terms of this Mortgage and the Promissory Note of even date herewith. This guaranty is a continuing guaranty and shall remain in effect until the \$60,000 debt is paid in full.

[Signatures on the Following Page]

DATED this 30 day of October, 2025.

Tyffani Harbaugh
Tyffani Harbaugh

STATE OF WYOMING)
) ss.
County of Sheridan)

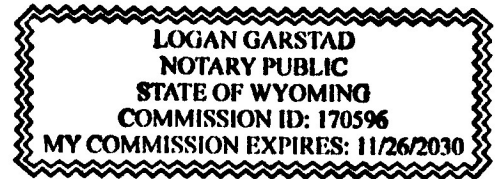
The foregoing instrument was acknowledged before me this 30th day of October, 2025,
by Tyffani Harbaugh.

WITNESS my hand and official seal.

Logan Garstad
Notary Public

My commission expires: 11/26/2030.

DATED this 30 day of October, 2025.



GOLDEN BUNGALOW PROPERTIES, LLC

BY: Tyffani Harbaugh
Tyffani Harbaugh,
Manager and Authorized Signatory

STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing instrument was acknowledged before me this 30th day of October, 2025,
by Tyffani Harbaugh, as the manager and authorized signatory for Golden Bungalow Properties,
LLC.

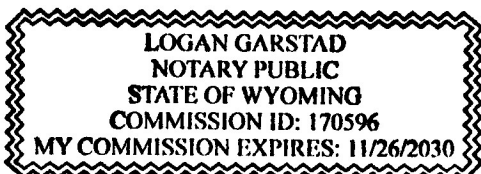
WITNESS my hand and official seal.

Logan Garstad
Notary Public

My commission expires: 11/26/2030.

DATED this 30th day of October, 2025.

Tonia Hanson
Tonia Hanson



STATE OF WYOMING)
) ss.
County of Sheridan)

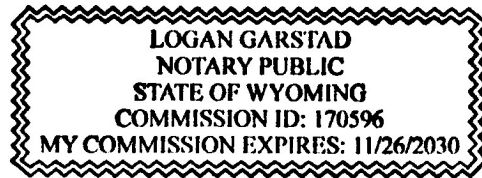
The foregoing instrument was acknowledged before me this 30th day of October, 2025,
by Tonia Hanson.

WITNESS my hand and official seal.



Notary Public

My commission expires: 11/26/2030.



NO. 2025-803107 MORTGAGE
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801