



2024-796268 12/16/2024 11:32 AM PAGE: 1 OF 3
FEES: \$18.00 SM 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 December 9, 2024. The parties and their addresses are:

MORTGAGOR:

PETER R WIDENER
HUSBAND
PO BOX 7009
SHERIDAN WY 82801-0000

MARGARET M WIDENER
WIFE
PO BOX 7009
SHERIDAN WY 82801--0000

LENDER:

FIRST NORTHERN BANK OF WYOMING
Organized and existing under the laws of Wyoming
29 N GOULD ST
SHERIDAN, WY 82801

1. BACKGROUND. Mortgagor and Lender entered into a security instrument dated OCTOBER 23, 2023 and recorded on NOVEMBER 14, 2023 (Security Instrument). The Security Instrument was recorded in the records of SHERIDAN County, Wyoming at 2023-788819 and covered the following described Property:

Lot 4 of Block 1 of the Knode Ranch Subdivision, 2nd Addition, Sheridan County, Wyoming.

The property is located in SHERIDAN County at 30 HARLEQUIN DRIVE, 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. 371016412, dated October 12, 2023, from WIDENER REAL ESTATE LLC and PETER R WIDENER (Borrower) to Lender, with a modified loan amount of \$527,456.71 and maturing on December 10, 2044.

(b) All Debts. All present and future debts from WIDENER REAL ESTATE LLC and PETER R WIDENER 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 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:



PETER R WIDENER

Date 12/13/2024



MARGARET M WIDENER

Date 12-13-24

LENDER:

FIRST NORTHERN BANK OF WYOMING

By 

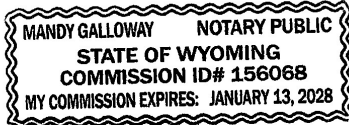
TYLER KANE, RELATIONSHIP MANAGER

Date 12-13-24

ACKNOWLEDGMENT.

State of Wyoming County of Sheridan ss.
This instrument was acknowledged before me this 13th day of
December 2024 by PETER R WIDENER, HUSBAND, and
MARGARET M WIDENER, WIFE.

My commission expires:

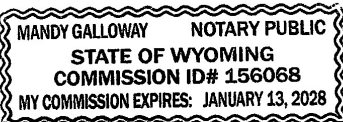


[Signature]
(Notary Public)

(Lender Acknowledgment)

State of Wyoming County of Sheridan ss.
This instrument was acknowledged before me this 13th day of
December 2024 by TYLER KANE as RELATIONSHIP MANAGER of
FIRST NORTHERN BANK OF WYOMING.

My commission expires:



[Signature]
(Notary Public)