



2025-803083 10/30/2025 1:24 PM PAGE: 1 OF 3  
FEES: \$18.00 RS MODIFICATION OF MORTGAGE  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

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## MODIFICATION AGREEMENT - MORTGAGE

**THIS MODIFICATION AGREEMENT** ("Agreement") is made this 30th day of October, 2023, between Gateway Partners LLC, a Wyoming Limited Liability Company, whose address is 2 Saddlecrest Dr, Sheridan, Wyoming 82801 ("Mortgagor"), and First Federal Bank & Trust, which is organized and existing under the laws of the State of Wyoming and whose address is 671 Illinois Street, Sheridan, Wyoming 82801 ("Lender").

First Federal Bank & Trust and Mortgagor entered into a Mortgage dated October 26, 2023 and recorded on October 27, 2023, filed for record in the records of the County of Sheridan, State of Wyoming with Document Number 2023-788493 ("Mortgage"). The Mortgage covers the following described real property:

Address: TBD, Sheridan, Wyoming 82801

Legal Description: Tract 1, Wrench Ranch Hills, Phase One, a subdivision in Sheridan County, Wyoming, as recorded in Book W of Plats, Page 64.

Property Size: 10.38 acres.

It is the express intent of the Mortgagor and Lender to modify the terms and provisions set forth in the Mortgage. Mortgagor and Lender hereby agree to modify the Mortgage as follows:

- Maturity date shall be changed to November 1, 2026.

Mortgagor and Lender agree that the Mortgage including such changes, modifications, and amendments as set forth herein, shall remain in full force and effect with respect to each and every term and condition thereof and nothing herein contained shall in any manner affect the lien of the Mortgage on the Property. Nothing contained herein shall in any way impair the Mortgage or the security now held for the indebtedness thereunder, or alter, waive, annul, vary, or affect any provision, term, condition, or covenant therein, except as herein provided, nor affect or impair any rights, powers, privileges, duties, or remedies under the Mortgage it being the intent of Mortgagor and Lender that the terms and provisions thereof shall continue in full force and effect, except as specifically modified herein. Nothing in this Agreement shall constitute a satisfaction of the promissory note or notes, or other credit agreement or agreements secured by the Mortgage.

Lender's consent to this Agreement does not waive Lender's right to require strict performance of the Mortgage modified above, nor obligate Lender to make any future modifications. Any guarantor or cosigner shall not be released by virtue of this Agreement.

If any Mortgagor who signed the original Mortgage does not sign this Agreement, then all Mortgagors signing below acknowledge that this Agreement is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Agreement 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.

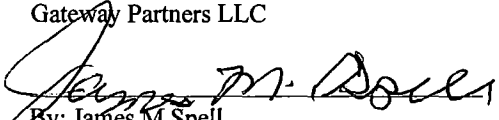
This Agreement shall be binding upon the heirs, successors, and assigns with respect to parties hereto. Whenever used, the singular shall include the plural, the plural, the singular, and the use of any gender shall be applicable to all genders.

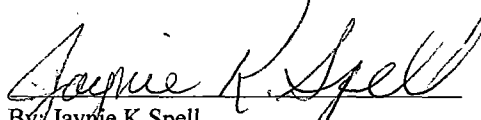


**ORAL AGREEMENTS DISCLAIMER.** This Agreement represents the final agreement between the parties and may not be contradicted by evidence of prior, contemporaneous, or subsequent oral agreements of the parties. There are no unwritten oral agreements between the parties.

**By signing below, Mortgagor and Lender acknowledge that they have read all the provisions contained in this Agreement, and that they accept and agree to its terms.**

Gateway Partners LLC

  
By: James M Spell  
Its: LLC Member


  
By: Jaymie K Spell  
Its: LLC Member

**BUSINESS ACKNOWLEDGMENT**

STATE OF WYOMING  
COUNTY OF Sheridan

This record was acknowledged before me on Oct. 30, 2025 by James M Spell, LLC Member and Jaymie K Spell, LLC Member on behalf of Gateway Partners LLC, a Wyoming Limited Liability Company.

My commission expires: 9-12-2028

  
NOTARY PUBLIC  
Identification Number 161886

(Official Seal)

**CASIE WILLS**  
Notary Public - State of Wyoming  
Commission ID # 161886  
My Commission Expires  
September 12, 2028

**LENDER:** First Federal Bank & Trust

  
By: Molly Eckard  
Its: Commercial Loan Officer, AVP



**BUSINESS ACKNOWLEDGMENT**

STATE OF WYOMING

COUNTY OF Sheridan

This record was acknowledged before me on Oct. 30, 2025 by Molly Eckard, Commercial Loan Officer, AVP on behalf of First Federal Bank & Trust, a(n) Bank.

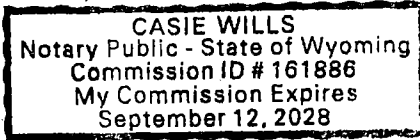
My commission expires: 9-12-2028

Casie Mills

NOTARY PUBLIC

Identification Number 111880

(Official Seal)



**NO. 2025-803083 MODIFICATION OF MORTGAGE**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
FIRST FEDERAL BANK & TRUST 671 ILLINOIS ST  
SHERIDAN WY 82801-5281

THIS INSTRUMENT PREPARED BY:  
First Federal Bank & Trust  
Bobby Baldwin  
671 Illinois Street  
Sheridan, WY 82801

AFTER RECORDING RETURN TO:  
Servicing Department  
First Federal Bank & Trust  
671 Illinois Street Sheridan, WY 82801