



Return To:  
First Federal Bank & Trust  
Attn: Final Document Dept  
671 Illinois Street  
Sheridan, WY 82801

Space Above This Line For Recording Data

**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:**  
**PAUL S WALLOP AND SANDRA A WALLOP**  
Trustees  
Of the **THE PAUL S. AND SANDRA A. WALLOP TRUST DATED MAY 29, 2014,**  
**AS AMENDED AND RESTATED**  
A Wyoming Revocable Trust  
58 Canyon Ranch Rd  
Big Horn, WY 82833

**LENDER:**  
**FIRST FEDERAL BANK & TRUST**  
Organized and existing under the laws of the United States of America  
671 Illinois Street  
Sheridan, WY 82801

**1. BACKGROUND.** Mortgagor and Lender entered into a security instrument dated December 22, 2023 and recorded on December 29, 2023 (Security Instrument). The Security Instrument was recorded in the records of Sheridan County, Wyoming at Instrument Number 2023-789550 and covered the following described Property:

Lot 1 of the C&G Minor Subdivision, a subdivision in Sheridan County, Wyoming, recorded in Drawer C, Plat Number 51.

Paul S Wallop  
Wyoming Real Estate Modification  
WY/4MWESTKOT0000000003477031N

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The property is located in Sheridan County at 58 Canyon Ranch Rd, Big Horn, Wyoming 82833.

**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 and Future Advances.** 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, dated December 22, 2023, from Paul S Wallop and Sandra A Wallop (Borrower) to Lender, with a loan amount of \$1,452,300.00 and maturing on December 1, 2025.

(b) **Future Advances.** All future advances from Lender to Paul S Wallop and Sandra A Wallop under the Specific Debts executed by Paul S Wallop and Sandra A Wallop in favor of Lender after this Security Instrument. If more than one person signs this Security Instrument, each agrees that this Security Instrument will secure all future advances that are given to Paul S Wallop and Sandra A Wallop either individually or with others who may not sign this Security Instrument. All future advances are secured by this Security Instrument even though all or part may not yet be advanced. All future advances are secured as if made on the date of this Security Instrument. Nothing in this Security Instrument shall constitute a commitment to make additional or future advances in any amount. Any such commitment must be agreed to in a separate writing.

(c) **All Debts.** All present and future debts from Paul S Wallop and Sandra A Wallop 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 Truth in Lending

Act (Regulation Z) or the Real Estate Settlement Procedures Act (Regulation X) that are required for loans secured by the Property.

(d) 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 under seal, Mortgagor agrees to the terms and covenants contained in this Modification. Mortgagor also acknowledges receipt of a copy of this Modification.

**MORTGAGOR:**

*Paul S Wallop*

Paul S Wallop, As Trustee Of The Paul S. And Sandra A. Wallop Trust  
Dated May 29, 2014, As Amended And Restated

*Sandra A. Wallop*

Sandra A Wallop, As Trustee Of The Paul S. And Sandra A. Wallop Trust  
Dated May 29, 2014, As Amended And Restated

Date 12-9-24

LENDER:

First Federal Bank & Trust

By Stephanie Aggers (Seal)  
Stephanie Aggers Senior Vice President

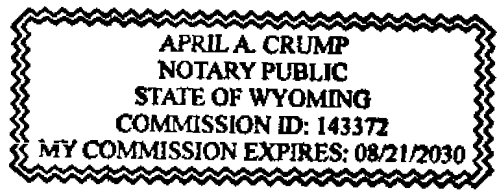
Date 12-9-2024

ACKNOWLEDGMENT.

State OF Wyoming, County OF Sheridan ss.  
This instrument was acknowledged before me this 9th day of  
December, 2024 by Paul S Wallop and Sandra A Wallop,  
Trustees of The Paul S. And Sandra A. Wallop Trust Dated May 29, 2014, As  
Amended And Restated.

My commission expires: 8-21-2030

April A. Crump  
(Notary Public)

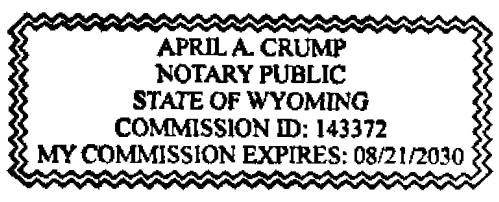


(Lender Acknowledgment)

State OF Wyoming, County OF Sheridan ss.  
This instrument was acknowledged before me this 9th day of  
December, 2024 by Stephanie Aggers as Senior Vice President of  
First Federal Bank & Trust.

My commission expires: 8-21-2030

April A Crump  
(Notary Public)



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