



**2021-770041** 6/21/2021 9:25 AM PAGE: 1 OF 4  
FEES: \$21.00 PK 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 March 26, 2021. The parties and their addresses are:

**MORTGAGOR:**

**HALL & CO. LLC**

A Wyoming Limited Liability Company  
48 Indian Paintbrush Rd.  
Sheridan, WY 82801

**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 18, 2020 and recorded on December 23, 2020 (Security Instrument). The Security Instrument was recorded in the records of Sheridan County, Wyoming at instrument number 2020-764945 and covered the following described Property:

**PARCEL 1:**

Lots 1, 7, 8, the North 40 feet of Lot 2 and the North half of Lot 6 in Block 6 of Atkinson's Addition to the Town, now City, of Sheridan, Sheridan County, Wyoming.

**AND**

The East 125 feet to the West 155 feet of the South 160 feet of the North 575 feet of the NW1/4NE1/4 of Section 2, Township 55 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming and the East 125 feet of the West 155 feet of the South 75 feet of the North 675 feet of the NW1/4NE1/4 of Section 2, Township 55 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming and the East 125 feet of the West 155 feet of the South 25 feet of the North 600 feet of the NW1/4NE1/4 of Section 2, Township 55 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming. EXCEPTING THEREFROM that parcel of land conveyed to The State Highway Commission of Wyoming as contained in the Quitclaim Deed recorded June 14, 1979 in Book 241, Page 1.

Hall & Co. LLC

Wyoming Real Estate Modification  
WY/4XXJKUKAL0000000002448028N

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Initials  
Page 1



**PARCEL 2:**

Lot 2 of Photo Finish, a subdivision in Sheridan County, Wyoming, as recorded March 8, 1999 in Drawer P, Plat #49.

**PARCEL 3:**

Lots 10, 11 and the Northwesterly 10 feet of Lot 12, Block 4, South Park Addition to the Town, now City of Sheridan, Sheridan County, Wyoming.

The property is located in Sheridan County at 1645 N. Main St, 103 Coffeen Ave And 2007 Coffeen Ave, 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 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 18, 2020, from Mortgagor to Lender, with a loan amount of \$350,000.00 and maturing on July 20, 2021.

(b) Future Advances. All future advances from Lender to Mortgagor under the Specific Debts executed by Mortgagor 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 Mortgagor 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 Mortgagor 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:**

Hall & Co. LLC

By Derek R Hall (Seal)  
Derek R. Hall, Member

**LENDER:**

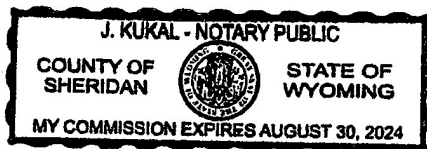
First Federal Bank & Trust

By Sage Kehrer (Seal)  
Sage Kehrer, Assistant Vice President

**ACKNOWLEDGMENT**

County OF Sheridan State OF Wyoming ss.  
This instrument was acknowledged before me this 25 day of March, 2021 by  
Derek R. Hall as Member of Hall & Co. LLC.

My commission expires:



J. Kukal  
(Notary Public)



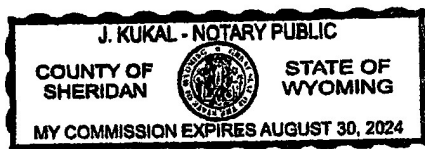
**2021-770041** 6/21/2021 9:25 AM PAGE: 3 OF 4  
FEES: \$21.00 PK MODIFICATION OF MORTGAGE  
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(Lender Acknowledgment)

County Sheridan OF State OF Wyoming ss.

This instrument was acknowledged before me this 25 day of March, 2021 by Sage Kehrer as Assistant Vice President of First Federal Bank & Trust.

My commission expires:



[Signature]  
(Notary Public)



**2021-770041** 6/21/2021 9:25 AM PAGE: 4 OF 4  
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