

Skamania County, WA
Total: \$308.50 Pgs=6
ASGNFF
Request of: CLARK COUNTY TITLE COMPANY
eRecorded by: Simplifile

2025-000131

01/28/2025 02:44 PM

RETURN ADDRESS:

**Zions Agricultural Finance
500 Fifth Street
Ames, IA 50010-6063**

CL 20891
Loan No. 40007604

ASSIGNMENT OF MORTGAGE/DEED OF TRUST

Reference # (if applicable): 2025-000129 Additional on page _____

Assignor:

Zions Bancorporation, N.A. dba Zions First National Bank

Assignee:

U.S. Bank National Association, as Custodian/Trustee for Federal Agricultural Mortgage Corporation programs

Abbreviated Legal Description: PTN SEC 6, T1N, R5EWM & PTN SEC 31 T2N R5EWM,
Skamania, Washington.
(Complete Legal Description on Exhibit "A" attached hereto.)

Assessor's Tax Parcel ID#: ~~2022001272, 2022002380, 2022002381, 2022002418, 2022002419,~~
~~2024000561 and 2024001913~~ 01050610030000,
01050610030000, 01050600010000, 02052140150000

THIS ASSIGNMENT entered into this **26th day of January, 2025**, by and between **Zions Bancorporation, N.A. dba Zions First National Bank** (hereinafter referred to as "Assignor") and **U.S. Bank National Association, as Custodian/Trustee for Federal Agricultural Mortgage Corporation programs**, (hereinafter referred to as "Assignee").

RECITALS

1. Assignor is the owner and holder of a Note dated **January 26, 2025**, in the original principal amount of **\$832,000.00** (the "Note"). The Note is secured by a Mortgage/Deed of Trust executed by **Riverbend Timber LLC., a Washington Limited Liability Company, (a/k/a Riverbend Timber LLC)**, to Assignor and duly filed for

record in the office of the **Recorder of Skamania County, State of Washington**, concurrently herewith covering real property described in **Exhibit "A"** attached hereto and incorporated herein. *"Said mortgage was filed for record in Book — at Page — as Document No. 2025-000129"*

2. Assignor has the lawful right to endorse the Note and assign the Mortgage/Deed of Trust to Assignee.
3. Assignee desires to purchase the Note and have assigned to it all security instruments held by Assignor securing repayment of the Note including, but not limited to the Mortgage/Deed of Trust.

NOW, THEREFORE, in consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. Assignor does hereby sell, assign, transfer, convey, endorse, set over and deliver to Assignee the Mortgage/Deed of Trust together with the Note, debt and claim secured by said Mortgage/Deed of Trust, and all liens, collateral assignments, powers of attorney to transfer stock and security instruments created under, with or related to the Mortgage/Deed of Trust or the Note.
2. The Assignor does represent and warrant that it is the owner of the Mortgage/Deed of Trust and Note secured thereby and fully authorized and empowered to make the Assignment contained herein.

IN WITNESS WHEREOF, this Assignment is executed the date above indicated.

**ZIONS BANCORPORATION, N.A. DBA
ZIONS FIRST NATIONAL BANK**

By: 

Jessica L. Schneider, Vice President

STATE OF IOWA)
 (SS.
COUNTY OF STORY)

On this **26th day of January, 2025**, before me a Notary Public in and for said State, personally appeared **Jessica L. Schneider**, to me personally known, who being by me duly sworn, did say that **she** is **Vice President of Zions First National Bank, a National Banking Association**, named in the foregoing instrument; that no seal has been procured by said national banking association, and that said instrument was signed on behalf of the said national banking association by authority of its Board of Directors, and the said **Jessica L. Schneider** acknowledged the execution of said instrument to be the voluntary act and deed of said National Banking Association.

WITNESS my signature and official seal the day and year aforesaid, at Ames, Iowa.



Matthew C. Koehler

Notary Public in and for the State of Iowa

My commission expires June 11, 2026

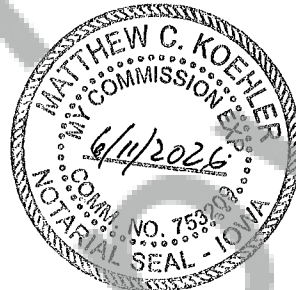


EXHIBIT "A"

Real estate located in the County of Skamania and State of Washington, to-wit:

Parcel I

A parcel of land located in the Northwest Quarter and the Northeast Quarter of the Northeast Quarter of Section 6, and in the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 6, Township 1 North, Range 5 East, and in the Southwest Quarter of the Southeast Quarter of Section 31, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, more particularly described as follows;

COMMENCING at the center of said Section 6, marked by a 5/8" iron rod according to the plat of Maple View Acres, recorded in Book "B" of Plats, Page 66, Skamania County, Washington;

Thence North 01°24'30" East, along the East line of said Northwest Quarter of Section 6, for a distance of 610.47 feet, to the TRUE POINT OF BEGINNING;

Thence continuing North 01°24'30" East, along said East line, for a distance of 808.02 feet, to a point that lies 100.00 feet North of the Northwest corner of Lot 8 of said Maple View Acres;

Thence South 88°47'09" East, parallel with and 100.00 feet Northerly from the North line of said Maple View Acres, for a distance of 1717.50 feet;

Thence North 35°00'00" East, for a distance of 161.99 feet;

Thence South 65°51'29" East, for a distance of 45.61 feet;

Thence South 73°06'28" East, for a distance of 178.79 feet, to a point on the centerline of Fleming Creek;

Thence the following courses and distances along said creek centerline

Thence North 55°59'25" East, for a distance of 80.38 feet;

Thence North 45°39'25" East, for a distance of 92.00 feet;

Thence North 22°29'25" East, for a distance of 77.00 feet;

Thence North 35°49'25" East, for a distance of 59.00 feet;

Thence North 45°49'25" East, for a distance of 265.00 feet, to the West right-of-way line of State Highway 140 (also known as Canyon Creek Road);

Thence along said West right-of-way line, North 43°56'40" West, for a distance of 274.03 feet;

Thence along said West right-of-way line, North 46°03'20" East, for a distance of 10.00 feet;

Thence along said West right-of-way line, North 43°56'40" West, for a distance of 295.78 feet;

Thence leaving said West right-of-way line, South 46°03'20" West, for a distance of 166.50 feet;

Thence North 43°56'40" West, for a distance of 212.54 feet;

Thence South 63°07'32" West, for a distance of 122.46 feet;

Thence South 03°45'23" West, for a distance of 74.13 feet;

Thence South 81°35'18" West, for a distance of 113.18 feet;

EXHIBIT "A"

(Continued)

Thence North 86°14'37" West, for a distance of 371.82 feet, to a point that bears South 09°07'41" West, 4.02 feet, from the most Southerly Southwest corner of the Andrew Blount Adjusted Parcel, according to Skamania County AFN 2024-000561;

Thence North 75°30'01" West, for a distance of 125.76 feet;

Thence North 80°41'04" West, for a distance of 86.27 feet;

Thence North 69°16'04" West, for a distance of 109.07 feet;

Thence North 48°06'46" West, for a distance of 47.78 feet;

Thence North 54°17'52" West, for a distance of 16.67 feet;

Thence North 11°59'23" West, for a distance of 50.63 feet;

Thence North 60°05'20" West, for a distance of 89.79 feet;

Thence North 60°05'20" West, for a distance of 4.41 feet;

Thence North 61°04'58" West, for a distance of 110.69 feet;

Thence North 81°02'10" West, for a distance of 87.73 feet;

Thence North 17°45'30" East, for a distance of 409.06 feet;

Thence North 26°17'25" West, for a distance of 69.90 feet more or less, to a point lying 30.00 feet Southwesterly from the center of the Washougal River;

Thence North 19°41'01" West, lying 30.00 feet Southwesterly from the center of the Washougal River, for a distance of 27.26 feet;

Thence South 45°00'00" West, for a distance of 156.66 feet;

Thence South 38°03'32" West, for a distance of 291.62 feet;

Thence South 30°00'00" West, for a distance of 200.00 feet;

Thence South 76°12'29" West, for a distance of 45.63 feet;

Thence North 44°25'16" West, for a distance of 19.99 feet;

Thence North 49°01'16" West, for a distance of 59.18 feet;

Thence North 32°30'59" West, for a distance of 72.80 feet;

Thence North 09°39'47" West, for a distance of 88.63 feet, to a point that lies 10.00 feet South of the Eastern extension of the North line of the Northwest quarter of said Section 6;

Thence North 88°55'42" West, parallel with and 10.00 feet Southerly from said North line, for a distance of 1338.93 feet, to a point that lies 10.00 feet East of the West line of the East half of the Northwest quarter of said Section 6;

Thence South 01°16'56" West, parallel with and 10.00 feet Easterly from said West line, for a distance of 2021.46 feet;

Thence South 88°45'21" East, for a distance of 1304.51 feet, to the TRUE POINT OF BEGINNING.

EXHIBIT "A"

(Continued)

PARCEL II

A parcel of land located in the Northwest Quarter of the Northeast Quarter of Section 6, and in the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 6, Township 1 North, Range 5 East, and in the Southwest Quarter of the Southeast Quarter of Section 31, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, more particularly described as follows;

BEGINNING at the center of said Section 6, marked by a 5/8" iron rod according to the plat of Maple View Acres, recorded in Book "B" of Plats, Page 66, Skamania County, Washington;

Thence North 88°41'53" West, along the South line of the East half of the Northwest Quarter of said Section 6, for a distance of 1313.16 feet, to the Southwest corner thereof;

Thence North 01°16'56" East, along the West line of said East half, for a distance of 2640.58 feet, to the Northwest corner thereof;

Thence South 88°55'42" East, along the North line of said East half, for a distance of 1319.00 feet, to the North Quarter Section corner of said Section 6;

Thence North 01°39'45" East, along the West line of the Southeast Quarter of said Section 31, for a distance of 827.44 feet, to a point lying 30.00 feet Southwesterly from the center of the Washougal River;

Thence South 68°20'34" East, lying 30.00 feet Southwesterly from the center of the Washougal River, for a distance of 53.55 feet;

Thence South 70°41'30" East, lying 30.00 feet Southwesterly from the center of the Washougal River, for a distance of 41.42 feet;

Thence South 69°37'51" East, lying 30.00 feet Southwesterly from the center of the Washougal River, for a distance of 20.37 feet;

Thence South 17°53'02" West, for a distance of 283.10 feet, to a point 30.00 feet East of the West line of the Southeast Quarter of said Section 31;

Thence South 01°39'45" West, parallel with and 30.00 feet Easterly from said West line, for a distance of 527.90 feet, to a point that lies 10.00 feet South of the Eastern extension of the North line of the Northwest quarter of said Section 6;

Thence North 88°55'42" West, parallel with and 10.00 feet Southerly from said North line, for a distance of 1338.93 feet, to a point that lies 10.00 feet East of the West line of the East half of the Northwest quarter of said Section 6;

Thence South 01°16'56" West, parallel with and 10.00 feet Easterly from said West line, for a distance of 2021.46 feet;

Thence South 88°45'21" East, for a distance of 1304.51 feet, to a point on the East line of the Northwest quarter of said Section 6;

Thence South 01°24'30" West, along said East line, for a distance of 610.47 feet, to the POINT OF BEGINNING.