

Skamania County, WA  
Total: \$306.50 Pgs=4  
ASGNFF  
Request of: CLARK COUNTY TITLE COMPANY  
eRecorded by: Simplifile

**2025-000687**

05/12/2025 09:54 AM

**RETURN ADDRESS:**

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

Loan No. 40009183

**ASSIGNMENT OF MORTGAGE/DEED OF TRUST**

Reference # (if applicable): 2025-000687 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: **SECTION 17 and 20, T1N, R5EWM**, Skamania County, Washington.  
(Complete Legal Description on Exhibit "A" attached hereto.)

Assessor's Tax Parcel IDs#: 01052000010000, 01052000010003, and 01042000010004

THIS ASSIGNMENT entered into this **5th** day of **May, 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 **May 5, 2025**, in the original principal amount of **\$700,000.00** (the "Note"). The Note is secured by a Mortgage/Deed of Trust executed by **Derek Hoyte, not personally, but as Trustee on behalf of The Derek Hoyte Living Trust dated May 24, 2016 (a/k/a Derek Hoyte, Trustee of The Derek Hoyte Living Trust dated May 24, 2016)**, to Assignor and duly filed for record in the office of the **Recorder of Skamania, State of Washington**, concurrently herewith covering real property described in **Exhibit "A"** attached hereto and incorporated herein.
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.

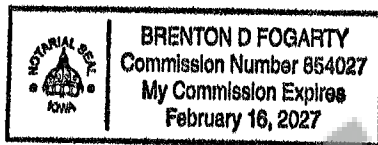
**ZIONS BANCORPORATION, N.A. DBA  
ZIONS FIRST NATIONAL BANK**


By: Matthew C. Koehler VP  
Matthew C. Koehler, Vice President

STATE OF IOWA           )  
                                      (SS.  
COUNTY OF STORY       )

On this **5th day of May, 2025**, before me a Notary Public in and for said State, personally appeared **Matthew C. Koehler**, to me personally known, who being by me duly sworn, did say that **he** 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 **Matthew C. Koehler** 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.



  
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Brenton D. Fogarty  
Notary Public in and for the State of Iowa  
My commission expires February 16, 2027

# EXHIBIT "A"

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

## EXHIBIT "A"

A PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 17 AND GOVERNMENT LOTS 1, 2 AND 3, IN SECTION 20, ALL IN TOWNSHIP 1 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 14, WITH THE EAST LINE OF THE WEST 390 FEET OF GOVERNMENT LOT 1, SAID POINT BEING THE MOST WESTERLY NORTHWEST CORNER OF THE GRAMS TRACT AS DESCRIBED IN BOOK 50 OF DEEDS AT PAGE 31 (RECORDED JUNE 25, 1962), SKAMANIA COUNTY AUDITOR'S RECORDS; THENCE NORTHEASTERLY ALONG THE SOUTH RIGHT OF WAY OF STATE HIGHWAY 14 FOR A DISTANCE OF 215 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE EXCEPTED PARCEL NOTED IN THE GRAMS TRACT; THENCE SOUTH 73.45 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID EXCEPTED PARCEL; THENCE NORTH  $84^{\circ}30'$  EAST 162.00 FEET TO THE SOUTHEAST CORNER OF SAID EXCEPTED PARCEL; THENCE NORTH ALONG THE EAST LINE OF SAID EXCEPTED PARCEL, 110 FEET, MORE OR LESS, TO THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 14; THENCE NORTHEASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE 145 FEET, MORE OR LESS, TO THE NORTH LINE OF SECTION 20; THENCE EAST ALONG THE LINE BETWEEN SECTIONS 17 AND 20 FOR A DISTANCE OF 1000 FEET, MORE OR LESS, TO A POINT THAT IS 1850 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 17, SAID POINT BEING THE SOUTHEAST CORNER OF THE U.S.A. TRACT AS DESCRIBED IN BOOK 121 OF DEEDS, AT PAGE 379, SKAMANIA COUNTY AUDITOR'S RECORDS; THENCE NORTH 268 FEET, MORE OR LESS, TO THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 14 AND THE NORTHEAST CORNER OF THE U.S.A. TRACT; THENCE NORTHEASTERLY AND EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE 2500 FEET, MORE OR LESS, TO A POINT THAT IS 140.00 FEET WESTERLY (AS MEASURED ALONG SAID RIGHT OF WAY LINE) FROM ENGINEER'S STATION 331+00, 50.00 FEET RIGHT (SHEET 3 OF 6, STATE ROAD NO. 8, WING CREEK TO PRINDLE, DATED JUNE 24, 1927); THENCE SOUTH (PARALLEL WITH THE WEST LINE OF GOVERNMENT LOT 1 OF SECTION 20), 970.00 FEET; THENCE SOUTHWESTERLY 3750 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF THE WEST 390 FEET OF GOVERNMENT LOT 1, THAT IS 810.00 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 810.00 FEET TO THE POINT OF BEGINNING.