



**2017-737755** 9/28/2017 8:53 AM PAGE: 1 OF 3  
BOOK: 963 PAGE: 605 FEES: \$18.00 SM ASSIGN MORTGAGE  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**RECORDATION REQUESTED BY:**

COWBOY STATE BANK  
515 US HWY 14  
P.O. Box 789  
RANCHESTER, WY 82839

**WHEN RECORDED MAIL TO:**

COWBOY STATE BANK  
515 US HWY 14  
P.O. Box 789  
RANCHESTER, WY 82839

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Loan No. 21701745

## **ASSIGNMENT OF MORTGAGE/DEED OF TRUST**

THIS ASSIGNMENT entered into this 8th day of September, 2017, by and between COWBOY STATE 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 September 8, 2017, in the original principal amount of \$440,000.00 (the "Note"). The Note is secured by a Mortgage/Deed of Trust executed by Sarah R. Frederickson, a single person, to Assignor and duly filed for record in the office of the Recorder of Sheridan County, State of Wyoming, 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.

Such Deed of Trust is of record in Book 963, Page 596-604 in the Real Property Records of Sheridan County, State of Wyoming, together with note(s) and obligations therein described, the money due and to become due thereon with interest, and all rights accrued or to accrue under such Deed of Trust.



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

**COWBOY STATE BANK**

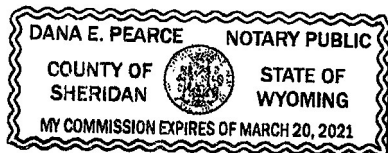
By:

  
Nathan R. Boyd, Vice President

STATE OF Wyoming )  
( SS.  
COUNTY OF Sheridan )

On this 8th day of September, 2017, before me a Notary Public in and for said State, personally appeared N, to me personally known, who being by me duly sworn, did say that he is Vice President of **COWBOY STATE BANK**, named in the foregoing instrument; that no seal has been procured by said state bank, and that said instrument was signed on behalf of the said state bank by authority of its Board of Directors, and the said Nathan R. Boyd acknowledged the execution of said instrument to be the voluntary act and deed of said state bank.

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





Notary Public in and for the State of Iowa

My commission expires 3-20-2021



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## **EXHIBIT "A"**

**Real estate located in the County of Sheridan and State of Wyoming, to-wit:**

**Township 57 North, Range 83 West, 6th, P.M., Sheridan County, WY:**

**Section 5: S $\frac{1}{2}$ SW $\frac{1}{4}$**

**Section 6: S $\frac{1}{2}$ SE $\frac{1}{4}$**

**Section 7: N $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$**

**AND**

**The S $\frac{1}{2}$ NE $\frac{1}{4}$ , NE $\frac{1}{4}$ NE $\frac{1}{4}$ , S $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$  and all that part of the N $\frac{1}{2}$  of SE $\frac{1}{4}$  of Section 7 lying north of the Beatty Spur Road and Beatty Gulch Road which is described below. Also, all that part of the W $\frac{1}{2}$  of Section 8 lying north of the Beatty Gulch Road which is described below; All within Township 57 North, Range 83 West of the Sixth Principal Meridian, Sheridan County, Wyoming.**

**Beatty Spur and Beatty Gulch Road centerline description:**

**A road centerline being the centerline of Beatty Spur Road, also known as Sheridan County Road No. 108, and the centerline of Beatty Gulch Road, also known as Sheridan County Road No. 1231, passing through the N $\frac{1}{2}$  SE $\frac{1}{4}$  Section 7, and through the W $\frac{1}{2}$  Section 8, all in Township 57 North, Range 83 West of the Sixth Principal Meridian, Sheridan County, Wyoming and more particularly described as follows: Commencing at the South 1/16 corner of said Section 7, said corner being a 1.5" alum cap per LS6594; thence N 00°39'49" E along the north-south quarter section line of said Section 7 a distance of 1125.56 feet to the centerline of Beatty Spur Road and the Point of Beginning; thence along the centerline of Beatty Spur Road the following eight (8) courses: S 65°39'30" E, 254.98 feet; thence Southeasterly 275.54 feet along the arc of a 3650.00 foot radius curve to the right which chord bears S 63°29'45" E, 275.47 feet; thence S 61°19'59" E, 94.17 feet; thence southeasterly 528.55 feet along the arc of a 2250.00 foot radius curve to the right which chord bears S 54°36'12" E, 527.34 feet; thence S 47°52'25" E, 357.46 feet; thence Southeasterly 108.14 feet along the arc of a 2890.00 foot radius curve to the right which chord bears S 46°48'06" E, 108.13 feet; thence S 45°43'47" E, 122.02 feet; thence Southeasterly 252.30 feet along the arc of a 300.00 foot radius curve to the left which chord bears S 69°49'21" E, 244.93 feet to the centerline of Beatty Gulch Road; thence along the centerline of Beatty Gulch Road the following nine (9) courses: N 86°05'06" E, 635.43 feet; thence northeasterly 398.42 feet along the arc of a 820.00 foot radius curve to the left which chord bears N 72°09'57" E, 394.51 feet; thence N 58°14'47" E, 188.45 feet; thence northeasterly 126.34 feet along the arc of a 7040.00 foot radius curve to the left which chord bears N 57°43'57" E, 126.33 feet; thence N 57°13'06" E, 978.86 feet; thence northeasterly 345.47 feet along the arc of a 1470.00 foot radius curve to the left which chord bears N 50°29'09" E, 344.67 feet; thence N 43°45'11" E, 653.24 feet; thence northeasterly 228.67 feet along the arc of a 1920.00 foot radius curve to the right which chord bears N 47°09'54" E, 228.54 feet; thence N 50°34'38" E, 895.95 feet to the north-south quarter section line of said Section 8 and the Point of Terminus. This Point of Terminus bears S 00°44'51" W a distance of 1738.62 feet from the north quarter (N $\frac{1}{4}$ ) corner of said Section 8, said corner monumented with a 3" brass cap LS529.**

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