

Recorded: 3/31/2023 at 3:08:53.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 697

(Space above this line for Recorder's use)

THIS INSTRUMENT PREPARED BY:

Alston & Bird LLP
2200 Ross Avenue, Suite 2300
Dallas, Texas 75201

AFTER RECORDING RETURN TO:

First Western SBLC, Inc. Attn.: April Ford
17950 Preston Road, Suite 600
Dallas, Texas 75252


**ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS
SECURITY AGREEMENT, AND SECURITY INSTRUMENTS**

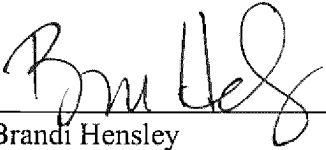
FIRST WESTERN SBLC, INC., ("Assignor"), whose address is 17950 Preston Road, Suite 600, Dallas, Texas 75252, for good and valuable consideration received from or on behalf of Computershare Trust Company, N.A., and its successors and assigns, as Indenture Trustee, under that certain Indenture dated as of March 9, 2023, as the same may be amended from time to time, for the benefit of the United States Small Business Administration and the holders of the CIM Small Business Loan Trust 2023-1, Unguaranteed SBA 7(a) Loan-Backed Notes, Series 2023-1, as their respective interests may appear, subject to the Multi-Party Agreement dated as of March 9, 2023, as the same may be amended from time to time, whose address is c/o Computershare Corporate Trust, 1505 Energy Park Drive, St. Paul, MN 55108, Attn: Trust Operations, receipt of which is hereby acknowledged, does hereby grant, bargain, assign, transfer, set over and convey to Grantee, all of Grantor's interest in and to the following:


1. Mortgage, Assignment of Leases and Rents and Security Agreement, dated September 25, 2020, made by SHREE JAY AMBE LLC, an Iowa limited liability company, in favor of Assignor, and recorded in Book 2020, Page 3416 of the Deed Records of Delaware County, Iowa, upon the real and personal property and improvements as described in the legal description attached hereto as Exhibit A and the monies due and to become due thereon.
2. All of the agreements, instruments and documents that relate to, govern, evidence, guarantee or secure all or any part of the indebtedness described in and secured by the Mortgage including, without limitation, any title insurance policies, life insurance policies, security agreements, pledge agreements, assignments, guarantees and UCC-1 financing statements, in each case as the same may have been assigned, amended, supplemented, restated or otherwise modified from time to time.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the 9th day of March, 2023.

FIRST WESTERN SBLC, INC.,
a Florida corporation

By: 
Laurie Ivy
President

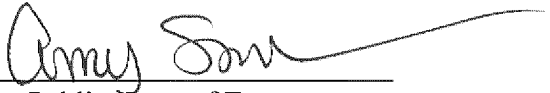
Witness:

Brandi Hensley

Witness:

Michael Nikopoulos

THE STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the 9th day of March, 2023, by Laurie Ivy, President of First Western SBLC, Inc., on behalf of First Western SBLC, Inc.


Notary Public, State of Texas
My commission expires: 11-29-26
Amy Shusterman
(Notary's Typed or Printed Name)

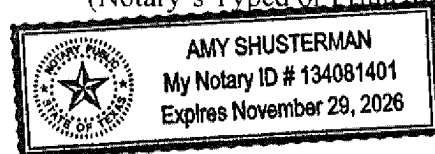


Exhibit A – Description of Real Property

EXHIBIT A

Legal Description of Real Property

Lot One (1) of Hotel Subdivision Part of the NE 1/4 of the NE 1/4 of Section 31, T89N, R5W of the Fifth P.M., City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2020, Page 654.