

Recorded: 1/16/2026 at 12:31:42.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 125

This Instrument Prepared By And
When Recorded Return To:

Misaury Jaquez, Esq.
Newtek Business Services
HOLDCO 6, Inc.
200 S Orange Avenue,
Suite 1175 Orlando, FL 32801
Loan No: 2857571

2518644 DRI

Jennifer Lopez 516.254.7547

Space Above this Line Reserved for Recorder's Use Only

ASSIGNMENT OF MORTGAGE

NEWTEK BUSINESS SERVICES HOLDCO 6, INC., a Florida corporation, residing or located at 200 S Orange Avenue, Suite 1175 Orlando, FL 32801 ("Assignor"), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby assigns, transfers, sets over and conveys to NBL SPV II, LLC, a Delaware limited liability company, residing or located at 200 S Orange Avenue, Suite 1175 Orlando, FL 32801, ("Assignee"), all of Assignor's right, title and interest in and to that certain MORTGAGE, dated as of October 30, 2025, in the amount of 1,750,000.00, made by Imperial Stone, Inc., an Iowa corporation, whose address is 560 Field of Dreams Way, Dyersville, IA 52040 as to Parcel 1 and Thomas E. Rave and Amy S. Rave, husband and wife, as Joint Tenants, whose addresses are 24378 204 Avenue Manchester, IA 52057 as to Parcel 2 ("Grantor(s)"), in favor of Assignor, encumbering the property located in the County of Dubuque as to Parcel 1, Delaware as to Parcel 2, State of Iowa and legally described on "Schedule A" attached hereto. The Mortgage was recorded on 11/5/2025 in the Office of the County Recorder of County of Dubuque as to Parcel 1, Delaware as to Parcel 2, Iowa at Instrument/Document Number: _____; Book/Liber: 2025; Page: 2980.

TO HAVE AND TO HOLD the same unto the Assignee and its successors and assigns forever, subject only to the terms and conditions of the Mortgage. The Assignee is not acting as a nominee of the Grantor(s), and the Mortgage continues to secure bona fide obligations.

In all references in this Assignment to any parties, persons, entities or corporations the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, Assignor has caused these presents to be signed and sealed this 30th day of October, 2025.

ASSIGNOR:

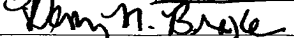
NEWTEK BUSINESS SERVICES HOLDCO 6, INC.

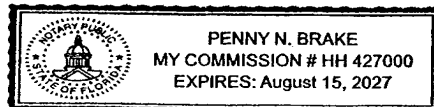
By: 
Name: Anthony Zara
Title: Chief Operating Officer

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF ORANGE) SS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of October, 2025, by Anthony Zara, as the Chief Operating Officer of Newtek Business Services HOLDCO 6, Inc., a Florida corporation. He is personally known to me or has produced his driver's license as identification.


Notary Public



**ASSIGNMENT OF MORTGAGE
(Continued)**

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Schedule A - Legal Description

The Land is described as follows:

Parcel 1:

Lot 4, of MELVIN NICKOL PLACE NO. 4, in the City of Dyersville, Dubuque County, Iowa, according to the recorded plat thereof.

Parcel 2:

Lot Nine (9) of Logan's First Subdivision of Part of the N 1/2 of Section 23, T88N, R5W, of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 4 Plats, Page 46 and Plat of survey (Retracement) recorded in Book 2005, Page 2374; also all lake frontage running to the middle of the Maquoketa River bed with respect to said Lot Nine (9), as shown on Plat of Survey (Retracement) recorded in Book 2007, Page 2791.