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ASSIGNMENT OF MORTGAGE AND MODIFICATION OF MORTGAGE

FOR VALUE RECEIVED, Balfour Maclaine International, Ltd. ("BMIL"), a Delaware corporation, with its principal offices located at 61 Broadway, Suite 2927, New York, New York 10006, hereby sells, assigns and transfers without recourse to RIC Enterprises, Ltd., of Linn County, State of Iowa, all of its right, title and interest in and to a certain First Mortgage and Security Interest (the "Mortgage") executed by Ross Dean Paris and Mary J. Paris (the "Mortgagors") to Drexel Burnam Lambert Trade Finance, Inc. ("Drexel") (which Mortgage was transferred and assigned to BMIL by Drexel) dated January 13, 1990 and recorded January 22, 1990 in Book 25 at page 226 in the records of Delaware County, State of Iowa, and a certain Modification to Mortgage executed by the Mortgagors to BMIL, dated the 31st day of January, 1992, and recorded in the records of Delaware County, State of Iowa in Book 29, page 20 on the 10th day of February, 1992.

Executed this 19 day of April, 1994.

BALFOUR MACLAINE INTERNATIONAL, LTD.

By _____
Scott A. Belair, President

STATE OF NEW YORK)
) ss
COUNTY OF NEW YORK)

On this 19 day of April, 1994, before me, a Notary Public in and for the County of New York, State of New York, personally appeared Scott A. Belair, of Balfour Maclaine International, Ltd., the corporation which executed the above and foregoing instrument, who being by me duly sworn, did say that he is President of said corporation, that the [seal affixed to said instrument is the seal of said corporation] [corporation has no seal], and that said instrument was signed [and sealed] on behalf of said corporation by authority of its Board of Directors, and he acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by him voluntarily executed.

_____
Notary Public in and for the State of New York

DAVID G MALLEN
NOTARY PUBLIC, State of New York
No. 02MA502262P
Qualified in Nassau County
Commission Expires Jan. 18, 1996

FILE No. 35-3448
RECORDING FEE $ 12.00
TRANSFER FEE $

FILED FOR RECORD THE 13 DAY OF May, 19 94 AT 1:56 O'CLOCK P. M. BOOK 35 PAGE 156

STATE OF IOWA, DELAWARE COUNTY
Deborah L. Peyton, Recorder
TLM