DELAWARE COUNTY IOWA
FILED
2002 AP -2 PM 10:30
BOOK 2002 PAGE 1219
DEBORAH L. BEYON
DELAWARE CO. RECORDER
6.00

This Document Prepared By and
When Recorded Return/Mail to:
Teresa Jones
Carrington Mortgage Services, Inc.
1600 Pacific Avenue, Suite 2070
Dallas, TX 75201 (214) 220-7206

ASSIGNMENT OF MORTGAGE AND LOAN DOCUMENTS
(SBA Loan Sale #4)

THIS ASSIGNMENT OF LOAN DOCUMENTS (this "Assignment") is made by the U.S. SMALL BUSINESS ADMINISTRATION ("Assignor"), whose address is 490 Third Street, S.W., Washington, D.C. 20416, to CAPITAL CROSSING BANK, a Massachusetts trust company, whose address is 101 Summer Street, Boston, Massachusetts 02110 ("Assignee"), pursuant to the terms of that certain Loan Sale Agreement dated as of August 7, 2001 (the "Sale Agreement") between Assignor and Assignee.

THIS ASSIGNMENT WITNESSES THAT, in consideration of Ten Dollars ($10.00) and other good and valuable consideration paid by Assignee, Assignor hereby assigns, transfers, sets over and conveys, effective as of August 21, 2001, to Assignee and its successors and assigns, without recourse and without representation or warranty, whether express, implied or created by operation of law, except as expressly set forth in the Sale Agreement, the following:

1. that certain MORTGAGE dated SEPTEMBER 4, 1991 between **THREE RIVERS FS COMPANY** ("Borrower") and **THE ADMINISTRATOR OF THE SMALL BUSINESS ADMINISTRATION** ("Lender"), and recorded on SEPTEMBER 13, 1991 as Instrument #123-685 in Book 28 at Page 60, in the Recorder's Office of DELAWARE County, IOWA, as amended or modified (the "MORTGAGE"), which secures that certain promissory note dated SEPTEMBER 4, 1991 in the amount of $394,500.00 (the "Note");

2. such other documents, agreements, instruments and other collateral that evidence, secure or otherwise relate to Assignor's right, title or interest in and to the MORTGAGE and/or the Note, including without limitation the title insurance policies and hazard insurance policies that might presently be in effect.

IN WITNESS WHEREOF, Assignor has caused this Assignment to be executed and delivered by its duly authorized agent as of this 1st day of March, 2002.

U.S. SMALL BUSINESS ADMINISTRATION, as Assignor
By its Attorney-in Fact under Limited Power of Attorney

(No Corporate Seal) By: _____
Bradley M. Shron, Authorized Agent

COMMONWEALTH OF MASSACHUSETTS
SUFFOLK, ss

Before me, the undersigned, personally appeared Bradley M. Shron, who is personally well known to me (or sufficiently proven) to be an Authorized Agent for the U.S. Small Business Administration, and the person who executed the foregoing instrument by virtue of the authority vested in him/her, and s/he acknowledged to me that s/he executed the same for the purposes and consideration therein expressed and in the capacities therein stated and that such individual made such appearance before the undersigned in the City of Boston, Suffolk County, Massachusetts.

Given under my hand and seal this 1st **day of** March, **2002.**

_____
Maureen Babcock, Notary Public
My Commission Expires: September 30, 2005

CCB No.: 1372981 29811A
SBA No.: 4549033003

MAUREEN BABCOCK NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS U.S.A.