Recorded: 3/5/2025 at 1:25:06.0 PM
County Recording Fee: $27.00
Iowa E-Filing Fee: $3.00
Combined Fee: $30.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 565

ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF RENTS AND LEASES, COLLATERAL ASSIGNMENT OF PROPERTY AGREEMENTS, SECURITY AGREEMENT AND FIXTURE FILING

RECORDER'S COVER SHEET

Preparer Information: (name, address and phone number)

Vanessa A. Orta, Esq., McCoy & Orta, P.C., 100 N. Broadway Avenue, 26th Floor, Oklahoma City, OK 73102, Telephone: 405-236-0003

Taxpayer Information: (name and complete address)

N/A

Return Document To: (name and complete address)

Vanessa A. Orta, Esq.
McCoy & Orta, P.C.
100 N. Broadway Avenue, 26th Floor
Oklahoma City, OK 73102

Grantors:

BANK OF MONTREAL, having an address at c/o BMO Capital Markets Corp., 151 West 42nd Street, New York, NY 10036

Grantees:

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE, ON BEHALF OF THE REGISTERED HOLDERS OF BMO 2024-C10 MORTGAGE TRUST, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2024-C10 AND THE UNCERTIFICATED INTEREST OWNERS, having an address at 500 Delaware Avenue, 11th Floor, Wilmington, DE 19801

Legal Description: See Exhibit A

Document or instrument number of previously recorded documents:

BK 2024/PG 2659

ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF RENTS AND LEASES, COLLATERAL ASSIGNMENT OF PROPERTY AGREEMENTS, SECURITY AGREEMENT AND FIXTURE FILING

BANK OF MONTREAL
(Assignor)

to

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE, ON BEHALF OF THE REGISTERED HOLDERS OF BMO 2024-C10 MORTGAGE TRUST, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2024-C10 AND THE UNCERTIFICATED INTEREST OWNERS
(Assignee)

Effective as of November 7, 2024

County of Delaware
State of Iowa

DOCUMENT PREPARED BY AND WHEN RECORDED, RETURN TO:
McCoy & Orta, P.C.
100 North Broadway, 26th Floor
Oklahoma City, Oklahoma 73102
Telephone: 888-236-0007

ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF RENTS AND LEASES, COLLATERAL ASSIGNMENT OF PROPERTY AGREEMENTS, SECURITY AGREEMENT AND FIXTURE FILING

Effective as of the 7th day of November, 2024, BANK OF MONTREAL, having an address at c/o BMO Capital Markets Corp., 151 West 42nd Street, New York, NY 10036 ("Assignor"), as the holder of the instrument hereinafter described and for valuable consideration hereby assigns, sells, transfers and delivers to WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE, ON BEHALF OF THE REGISTERED HOLDERS OF BMO 2024-C10 MORTGAGE TRUST, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2024-C10 AND THE UNCERTIFICATED INTEREST OWNERS, having an address at 500 Delaware Avenue, 11th Floor, Wilmington, DE 19801 ("Assignee"), its successors, participants and assigns, without recourse or warranty, all right, title and interest of Assignor in and to that certain:

> MORTGAGE, ASSIGNMENT OF RENTS AND LEASES, COLLATERAL ASSIGNMENT OF PROPERTY AGREEMENTS, SECURITY AGREEMENT AND FIXTURE FILING made by AGNL BLIZZARD, L.L.C., a Delaware limited liability company to Assignor, dated as of October 9, 2024 and recorded on October 21, 2024, in Book 2024, Page 2659 in the Recorder's Office of Delaware County, Iowa (as the same may have been amended, modified, restated, supplemented, renewed or extended), securing payment of note(s) of even date therewith, in the original principal amount of $42,097,500.00, and creating a first lien on the property described in Exhibit A attached hereto and by this reference made a part hereof.

Together with any and all other liens, privileges, security interests, rights, entitlements, equities, claims and demands as to which Assignor hereunder possesses or to which Assignor is otherwise entitled as additional security for the payment of the notes and other obligations described herein.

This instrument shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

[SIGNATURE PAGE(S) TO FOLLOW]

IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this 12 day of November, 2024, to be effective as of the date first written above.

ASSIGNOR:

BANK OF MONTREAL

By: _____
Name: Michael Birajiclian
Title: Authorized Signatory

STATE OF NEW YORK §
§
COUNTY OF NEW YORK §

On the 12th day of November, 2024, before me, the undersigned, a Notary Public in and for said state, personally appeared Michael Birajiclian, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, as Authorized Signatory of Bank of Montreal, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

Signature: _____
Notary Public

Xin Liang Zhu
Notary Public, State of New York
Reg. No. 02ZH6434792
Qualified in Kings County
Commission Expires 06/13/2026

Reference No.: 5245.002
Matter Name: Manchester
Pool: BMO 2024-C10

EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

Parcel P in the Southwest Quarter of the Southeast Quarter of Section 32, Township 89 North, Range 5 West of the 5th Principal Meridian, City of Manchester, Delaware County, Iowa, according to plat filed in Book 2004, Page 4504, being a part of Lots 12 and 13 of the Subdivision of the East Three-Fourths of the South One-Half of said Section 32.

Parcel 2:

Lot 2 of Lot 13 of the Subdivision of the East Three-Fourths of the South One-Half of Section 32, Township 89 North, Range 5 West of the Fifth Principal Meridian, Delaware County, Iowa, according to the plat filed in Book 2 Plats, Page 96 1/2 in the Office of the Recorder, Delaware County, Iowa; except that portion deeded to the City of Manchester by Quit Claim Deed filed in Book 125 of LD, Page 322 in the Office of the Recorder, Delaware County, Iowa; and further excepting that portion deeded to the State of Iowa filed in Book 91 of LD, Page 403 in the Office of the Recorder, Delaware County, Iowa.