

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2016 005272

2016 JAN 25 AM 8:54

MICHAEL B. BROWN  
RECORDER

When recorded return to:

**Bridgewell Capital**

496 Delaney Ave., Suite 408  
Orlando, FL 32801

Loan No: RP064-15-1  
3943 Alder

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ASSIGNMENT OF MORTGAGE

The undersigned owner and holder of a Mortgage and of the Note secured by it, hereinafter collectively referred to as the "Loan" made by Alder Property LLC, an Indiana Limited Liability Company to BridgeWell Capital LLC securing \$51,000 on 09/15/2015, which was recorded in Official Records Instrument # ~~2015-019166~~ the public records of Lake county, Indiana, and was subsequently assigned to BridgeWell Preferred Income Fund I LLC for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does assign and transfer without recourse to Alfred Rich and Delores Scott, the above-described mortgage and indebtedness secured by it together with all financing statements, assignments of rent or leases, and other instruments related to the mortgage, including but not limited to loan applications, appraisals, title insurance commitments or policies, building permits and hazard insurance policies (the "Loan Documents") secured by the real property described to wit:

The South Fifteen (15) feet of Lot No Twenty-two and the North Twenty (20) feet of Lot No. Twenty-three (23) , in Block No Four (4), as marked and laid down on the recorded plat of Third Addition to Indiana Harbor, in the City of East Chicago being a subdivision in Section Twenty-one (21) and Twenty-two (22), in Township Thirty-seven (37) North, Range Nine (9) Wet of the Second Principal Meridian in Lake County, Indiana, as the same appears of record in Plat Book Five (5), page Twenty-four (24). Except as otherwise specifically set forth in this Assignment, the Assignor specifically disclaims any warranty, guaranty or representation, oral or written, past, present or future with respect to the Loan and the Loan Documents, including - without limitation - any warranty, guaranty or representation regarding: (a) the priority of any lien or security interest securing the Note or any other Loan Document; (b) the existence or basis for any claim, counterclaim, defense or offset relating to the Loan or any Loan Document; (c) the financial condition of the Borrowers; (d) the compliance of the Loan or Loan Documents with any laws, ordinances or regulations of any government or other body; (e) the condition of any collateral securing the Note or any other Loan Document; or (f) the future performance of the Borrower(s), Mortgagors, or any guarantor of the Loan documents. The Assignee acknowledges that the Assignee has been given an opportunity to undertake its own investigation of the Loan and the Loan documents and has not relied solely upon any information provided or to be provided by the Assignor. The assignment of the Loan Documents herein is made on an "AS IS," "WHERE IS" basis, with all faults.

The Assignee, by its acceptance hereof, hereby releases and discharges the Assignor and does hereby indemnify and hold harmless the Assignor from any and all claims, counterclaims, demands, damages, debts, agreements, covenants, suits, contracts, obligations, liabilities, accounts, offsets, rights, actions and causes of action of any nature whatsoever, including without limitation, all claims, demands, and causes of action for contribution and indemnity, whether arising at law or in equity (including, without limitation, claims of fraud, duress, mistake, tortious interference, or usury), whether presently possessed or possessed in the future, whether known or unknown, whether liability be direct or indirect, liquidated or unliquidated, whether presently accrued or to accrue hereafter, whether or not heretofore asserted, for or because of or as a result of any act, omission, communication, transaction, occurrence, representation, promise, damage, breach of contract, fraud, violation of any statute or law, commission of any tort, or any other matter whatsoever or thing done, omitted or suffered to be done by the Assignor arising out of or in connection with, or relating to, the Loan or the Loan Documents, which have occurred in whole or in part, or were initiated at any time, up to

\$14.00 - \$2.00 -

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✓#4822

and through the execution of this Assignment, except as may arise pursuant to this Assignment or any other document or instrument executed by the Assignor in connection with this Assignment.

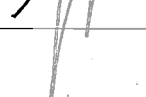
Assignee hereby assumes any and all of the Assignor's obligations under the Loan and the Loan Documents arising on or after the date hereof, and the Assignee hereby indemnifies and holds the Assignor harmless from and against any and all claims, liabilities, damages, expenses or obligations (including reasonable attorney's fees) of any kind or character in connection with the Loan arising as a result of the Assignee's action or inaction with respect to the Loan. In addition, the Assignee hereby releases and discharges the Assignor from any and all claims, counterclaims, demands, damages, debts, agreements, covenants, suits, contracts, obligations, liabilities, account offsets, rights, actions and causes of action of any nature whatsoever, including, without limitation, all claims, demands, and cause of action for contribution and indemnity, whether arising at law or in equity (including without limitation, claims of fraud, duress, mistake, tortious interference or usury), whether presently possessed or possessed in the future, whether known or unknown, whether liability be direct or indirect, liquidated or unliquidated, whether presently accrued or to accrue hereafter, whether absolute or contingent, foreseen or unforeseen, and whether or not heretofore asserted, for or because of or as a result of any fact, omission, communication, transaction, occurrence, representation, promise, damage, breach of contract, fraud, violation of any statute or law, commission of any tort, or any other matter whatsoever or thing done, omitted or suffered to be done by the Assignor arising out of or in connection with, or relating to the Loan or the Loan Documents which have occurred in whole or in part, or were initiated at any time, up to and through the execution of this Assignment.

This Assignment shall inure to the benefit of the successors and assigns of the Assignor and the Assignee, and shall be binding upon the successors and assigns of the Assignor and the Assignee.

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The Assignor by this Assignment, and the Assignee by acceptance of this Assignment, hereby agrees that the Assignor shall retain the right to service the loan evidenced by the promissory note and mortgage and security agreement referenced herein. By acceptance of this Assignment, the Assignee appoints the Assignor as Assignor's true and lawful Attorney-In-Fact with full power and authority conferred upon Assignor, for me and in the name, place and stead, of Assignor and for the Assignor's use and benefit, to (i) service the loan; (ii) receive and collect all of the installment payments that may come due under the loan; (iii) issue estoppel letters or payoff letters with respect to the loan; (iv) institute collection proceedings in the name of the Assignor as servicing agent for the Assignee with respect to any default under the loan, including without limitation filing a civil action to collect on the promissory note and to foreclose the mortgage; (v) issue a satisfaction of mortgage with respect to the loan in the event the loan is paid in full; and (vi) collect the payoff amount if the loan is paid in full; and (vii) to act with full power and authority with respect to the loan and to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises as fully, to all intents and purposes, as Assignee might or could do with respect to the loan.

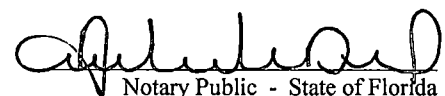
BridgeWell Capital LLC, a Florida limited liability company

Prepared By:   
John Parrett  
October 6, 2015  
Manager  
BridgeWell Preferred Income Fund LLC  
496 Delaney Ave  
Orlando, FL 32801



STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 6th day of October, 2015, by John Parrett, Manager of BridgeWell Capital LLC, a Florida limited liability company, on behalf of the company. John Parrett is personally known to me or has produced \_\_\_\_\_ as identification.

  
Notary Public - State of Florida

