

RECEIVED

SEP 08 2010

WATER RESOURCES
WESTERN REGIONSTATE OF IDAHO
DEPARTMENT OF WATER RESOURCES**Notice of Security Interest in a Water Right****And Request for Notification of a Change in Ownership or Any Proposed
Or Final Action to Amend, Transfer, or Otherwise Modify a Water Right**Please print or type. Attach pages with additional information. Instructions are on the back of this page.
Incomplete forms will be returned.

1. Water Right No(s): 67-14299 (SECOND LOAN)
Adjudication Claim No(s): _____
2. The following **REQUIRED** information must be submitted with this form:
 - A) Evidence of the security interest. This may be a copy of a **DEED of TRUST, MORTGAGE, CONTRACT OF SALE** or other legal document indicating your interest in the property and water rights or claims in question, **WITH ATTACHED LEGAL DESCRIPTION.** N/A - REC'D 8/24/2010
 - B) A **FEE** of **\$25.00 per water right** or adjudication claim. N/A - REC'D 8/24/2010
3. Name and Mailing Address of Person or Company holding Security Interest
NORTHWEST FARM CREDIT SERVICES, PCA
815 N. COLLEGE RD, PO BOX 5059
TWIN FALLS ID 83303-5059
(208) 732-1000
4. Name of Water Right Owner/Claimant(s)
CAMAS PRAIRIE ASSOCIATES LLC
5. Expiration Date of Notification Period 7/1/2011
6. Is this a Renewal of Request for Notification? ☐ YES ☒ NO
7. Signature(s) of Security Interest holder(s) *Dave Stout*
 (and title if applicable)
Dave Stout, Vice President

For Office Use OnlyReceived by SouthernDate 8.24.2010Fee \$25-Received by SouthernDate 8.24.10Receipt No. 5031595

Processed by _____

Date _____

WR DBDate 9.14.2010

14396

After Recording Return to:
 Farm Credit Services - Twin Falls
 815 North College Road
 PO Box 5059
 Twin Falls, ID 83301.

Instrument # 215609

STATE OF IDAHO, COUNTY OF WASHINGTON
 7-29-2010 03:28:00 No. of Pages: 8
 Recorded for : AMERITITLE
 BETTY J THOMAS Fee: 31.00
 Ex-Officio Recorder Deputy *Arza McKnight*
 Index to: MORTGAGE - UCC

Customer/Note No: 053108-141-999-99

Line Of Credit
Mortgage
 (Open End)
 and Fixture Filing

On July 8, 2010, Camas Prairie Associates, LLC, a Limited Liability Company, hereinafter called Mortgagors,
 whose address is

7351 W Ledgerwood Ln.
 Meridian, ID 83646

grant, convey, warrant, transfer and assign to Northwest Farm Credit Services, PCA, a corporation organized under the Farm Credit Act of 1971, as amended, hereinafter called Mortgagee, whose address is 1700 South Assembly Street, P.O. Box 2515, Spokane, Washington 99220-2515, a mortgage and security interest in property in Washington County(ies), State of Idaho, more particularly described as follows:

IN WASHINGTON COUNTY, IDAHO:

PARCEL I

All that part of the West 400 feet of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 4, Township 10 North, Range 4 West of the Boise Meridian, Washington County, Idaho, lying Southerly of the right of way of the Sunnyside Irrigation Canal.

PARCEL II

In Township 10 North, Range 4 West of the Boise Meridian, Washington County, Idaho:

Section 4: E $\frac{1}{2}$ SE $\frac{1}{4}$ SAVE and EXCEPT all that part of the West 400 feet of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ lying Southerly of the right of way of the Sunnyside Irrigation Canal.

PARCEL III

In Township 10 North, Range 4 West of the Boise Meridian, Washington County, Idaho:

Section 3: SW $\frac{1}{4}$ SW $\frac{1}{4}$ EXCEPT THE FOLLOWING:
 A strip of land 50 feet wide, being 25 feet on each side of the following described line:

Mortgage (053108-141-999-99)

Beginning at a point on the South sideline of said Section 3, which point is 335.7 feet West of the Southeast corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 3; (said point being also the place of Intersection of said South sideline with a certain Irrigation pipeline); Thence North 00°15' East along said pipeline 442.5 feet, more or less, to the Southwesterly bank of the Sunnyside Irrigation Canal which runs through said Section 3, AND Further Excepting: All that part of the West 980 feet of the said SW $\frac{1}{4}$ SW $\frac{1}{4}$ lying Southerly of the right of way of the Sunnyside Irrigation Canal.

PARCEL IV

All that part of the West 330 feet of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 3, Township 10 North, Range 4 West of the Boise Meridian, Washington County, Idaho, lying Southerly of the right of way of the Sunnyside Irrigation Canal.

PARCEL V

The East 330 feet of the West 660 feet of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 3, Township 10 North, Range 4 West of the Boise Meridian, Washington County, Idaho, lying Southerly of the right of way of the Sunnyside Irrigation Canal.

PARCEL VI

The East 320 feet of the West 980 feet of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 3, Township 10 North, Range 4 West of the Boise Meridian, Washington County, Idaho, lying Southerly of the right of way of the Sunnyside Irrigation Canal.

PARCEL VII**IN WASHINGTON COUNTY, IDAHO:**

A tract of land described as follows: Commencing at the West quarter corner of Section 2, Township 10 North, Range 4 West of the Boise Meridian;

Thence N 48°30' East 1577.34 feet to a point on the Southeasterly bank of the Sunnyside Irrigation Canal, being the true point of beginning;

Thence N 59°17' East 104.22 feet;

Thence S 56°28' East 173.55 feet;

Thence N 76°51' East 250.41 feet;

Thence N 4°46' West 217.80 feet;

Thence N 58°13' East 436.56 feet to a point on the Southeasterly bank of said Sunnyside Irrigation Canal;

Thence along said canal in a Southerly and Westerly direction to the true point of beginning;

AND ALSO, that portion of Lot 2 of Section 3, Township 10 North, Range 4 West of the Boise Meridian, lying Southerly of Weiser River, and Easterly and Northerly of a certain drainway from the Sunnyside Ditch as the same traverses said subdivision in a Northerly direction to Weiser River;

AND ALSO, all that part of the following described lands lying between the South bank of Weiser River and the North right-of-way line of Sunnyside Ditch: The W $\frac{1}{2}$ SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 35, Township 11 North, Range 4 West of the Boise Meridian, and Lots 2, 3, 4 and the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 2, and Lot 1 and SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 3, Township 10 North, Range 4 West of the Boise Meridian, EXCEPTING THEREFROM that portion of Lot 1 and that portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ lying Northerly of the Sunnyside Ditch in said Section 3, which are situate Westerly of a certain drainway from the said Sunnyside Ditch as the same traverses said subdivisions in a Northerly direction to Weiser River.

TOWNSHIP 11 NORTH, RANGE 4 WEST OF THE BOISE MERIDIAN, IN WASHINGTON COUNTY, IDAHO:

Section 35: All that part of the E1/2E1/2 and of the SW1/4NE1/4 and of the W1/2SE1/4 lying East of Weiser River, EXCEPTING that part of the W1/2SE1/4 located between the East bank of said River and the West boundary of the Sunnyside Ditch; AND ALSO, that part of the NE1/4SW1/4 lying Southerly of Weiser River;

TOWNSHIP 10 NORTH, RANGE 4 WEST OF THE BOISE MERIDIAN, IN WASHINGTON COUNTY, IDAHO:

Section 2: Lot 1, S1/2NE1/4, N1/2SE1/4, SW1/4SE1/4, SW1/4, and all that part of Lots 2 and 3 and of the S1/2NW1/4 lying Southerly and Easterly of the Sunnyside Ditch, EXCEPT a tract described as follows: Commencing at the West Quarter corner of said Section 2, thence N 48°30' East 1577.34 feet to a point on the Southeasterly bank of said Sunnyside Ditch, being the true point of beginning; thence N 59°17' East 104.22 feet; thence S 56°28' East 173.55 feet; thence N 76°51' East 250.41 feet; thence N 4°46' West 217.80 feet; thence N 58°13' East 436.56 feet to a point on the Southeasterly bank of said Ditch; thence along said Ditch in a Southerly and Westerly direction to the point of beginning;

Section 3: All that part of the SE1/4NE1/4 lying South of the Sunnyside Ditch;

Section 11: All that part of the N1/2NW1/4 lying Northerly of the right-of-way for Cove Road.

AND

Lots 2 and 3, the SW1/4NE1/4, the SE1/4NW1/4, the N1/2SW1/4; the SE1/4SW1/4, the SE1/4, and that portion of Lot 1 and that portion of the SE1/4NE1/4 Northerly of the Sunnyside Ditch, which are situated Westerly of a certain drainway from the Sunnyside Ditch as the same traverses said subdivisions in a Northerly direction to Weiser River; All being situated in Section 3, Township 10 North, Range 4 West of the Boise Meridian, SAVE AND EXCEPT THEREFROM the following:

Beginning at the North quarter corner of said Section 3;
Thence East 410 feet;
Thence S 72° W 510 feet;
Thence S 56° 30' W 300 feet;
Thence S 40° 30' W 420 feet;
Thence S 21° 00' W 250 feet;
Thence S 12° 30' W 270 feet;
Thence S 36° 00' W 280 feet;
Thence S 38° 70' W 670 feet;
Thence North 1870 feet;
Thence East 1325 feet, more or less, to the place of beginning;

ALSO EXCEPTING all that part of said Lot 2 lying Southerly of Weiser River, and Easterly and Northerly of a certain drainway from the Sunnyside Ditch as the same traverses said subdivision in a Northerly direction to Weiser River.

PARCEL VIII

IN WASHINGTON COUNTY, IDAHO:

In Township 11 North, Range 4 West of the Boise Meridian, Washington County, Idaho:

Mortgage (053108-141-999-99)

- Section 34: E $\frac{1}{2}$ SE $\frac{1}{4}$;
- Section 35: W $\frac{1}{2}$ SW $\frac{1}{4}$, N $\frac{1}{2}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, all that part of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ and the N $\frac{1}{2}$ NE $\frac{1}{4}$ lying Northwesterly of the right-of-way for the Pacific and Idaho Northern Railroad, and all that part of the E $\frac{1}{2}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$ lying between the Pacific and Idaho Northern Railway and the Weiser River.

AND

In Township 10 North, Range 4 West of the Boise Meridian, Washington County, Idaho:

- Section 2: Beginning at the Northwest corner of Lot 3;
Thence East to the Weiser River;
Thence down and along the Weiser River in a Westerly direction to the North line of Lot 4 of said Section 2;
Thence East to the place of beginning;

All irrigation equipment, now owned and used, in whole or in part, to irrigate the mortgaged property, together with all similar goods which may be acquired at any time, any additions, replacements, substitutions and accessions;

and including all rents, issues, profits, buildings and improvements thereon and in all tenements, hereditaments, rights, privileges, easements, rights of way and appurtenances, (including without limitation private roads, grazing privileges, water rights, ditches and conduits and rights of way therefor, all plumbing, lighting, heating, cooling, ventilating, elevating, and irrigating apparatus and other equipment and fixtures, now or hereafter belonging to or used in connection therewith), all of which is hereinafter called the "Property."

The following described Note(s), Membership Agreements, security documents and any other documents or instruments signed in connection with the Note(s) and security documents and any amendments thereto are collectively called the "Loan Documents." "Advances" shall include any amounts provided to Mortgagor under the terms of the Loan Documents and any amounts expended by Mortgagee to protect the Property or enforce its rights under the Loan Documents. This conveyance is intended to secure performance of the covenants and agreements contained herein, and in any Loan Documents, and payment of the indebtedness under the terms of the Note(s) made by Mortgagors to the order of Mortgagee, with interest and charges as provided therein and in the Loan Documents, and any extensions, modifications or renewals thereof.

DATE OF NOTE	PRINCIPAL AMOUNT	FINAL INSTALLMENT DATE
July 8, 2010	\$250,000.00	July 1, 2011

The terms of the Note(s) and Loan Documents, described above, provide that the interest rate, payment terms or amounts due may be indexed, adjusted, renewed or renegotiated.

In addition, this mortgage is intended to secure any other loans and advances made within five years from the date of this mortgage by Mortgagee to Mortgagors or any of them, no matter how evidenced; provided however, the aggregate sum of all unpaid principal balances of all such loans and advances secured hereby shall not, at any one time, exceed \$500,000.00, exclusive of interest and amounts advanced to protect Mortgagee's interests hereunder and under the Loan Documents. The continuing validity and priority of this mortgage for future loans and advances shall not be impaired by the fact that at certain times no outstanding indebtedness to Mortgagee nor commitment from Mortgagee to make future loans exist.

Mortgagors and each of them REPRESENT, WARRANT, COVENANT and AGREE:

1. That they have title to the Property free from encumbrances, except as described above, they have good right and lawful authority to convey and encumber the same; they will warrant and defend the same forever against the lawful claims and demands of all persons whomsoever; and they agree this covenant shall not be extinguished by foreclosure or other transfers. Mortgagor authorizes Mortgagee to file a financing statement and any continuations thereof, describing any personal property or fixtures described herein, without further signature by Mortgagor.
2. To keep all buildings and other improvements, now or hereafter existing, in good repair, not to remove or demolish or permit the removal or demolition of any building or other improvement; to restore promptly in a good and workmanlike manner, any building or improvement, which may be damaged or destroyed; to maintain and cultivate the Property in a good and husbandlike manner, using approved methods for preserving the fertility and productivity thereof; not to change or permit change in the use of the Property; and not to do anything which would reduce the value of the Property.
3. To maintain casualty insurance, naming Mortgagee as loss payee, on all buildings and improvements, against loss or damage by fire or other risks; to maintain liability insurance; to obtain flood insurance at any time it is determined that any building or improvement is located in whole or in part within a special flood hazard area; to pay all premiums and charges on all such insurance when due; and to provide Mortgagee satisfactory evidence of such insurance upon request. All such insurance shall be in such form(s), with such company(ies) and in such amount(s) as shall be satisfactory to Mortgagee.
4. Not to apply or enter into any federal, state, or local program which limits or restricts the use of the Property, in any way, without prior written consent of Mortgagee.
5. To pay all debts and money, secured hereby, when due; to pay, when due, all taxes, assessments, rents and other charges upon the Property and to suffer no other encumbrance, charge or lien on the Property, which would be superior to this mortgage, except as stated above.
6. To specifically assign and deliver to Mortgagee all rents, royalties, damages and payments of every kind, including without limitation insurance reimbursements and condemnation awards, at any time accruing, for any transfer, loss or seizure of the Property, any portion thereof or any rights therein; and Mortgagee may, at its option, apply such amounts in any proportion to any of the indebtedness hereby secured; and Mortgagee shall have the right to enter upon the Property to make full inspection of the Property.
7. To comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the Property and its use, including without limitation all environmental laws; not to use or permit the use of the Property for any unlawful or objectionable purpose or for any purpose that poses an unreasonable risk of harm, or that impairs or may impair the value of the Property, or any part thereof; not to apply residue from waste water treatment facilities to the Property without prior written notice to Mortgagee; to remedy any environmental contamination or violation of environmental laws that may occur or be discovered in the future; to allow Mortgagee access to the Property to inspect its condition and to test and monitor for compliance with applicable laws (any inspections or tests made by Mortgagee shall be for Mortgagee's purposes only and shall not be construed to create any responsibility or liability on the part of Mortgagee to Mortgagors or to any other person), to forward copies of any notices received from any environmental agencies to Mortgagee; to provide Mortgagee copies of any independent test or inspection reports on the environmental status of the Property; and to indemnify and hold Mortgagee, its directors, employees, agents and its successors and assigns, harmless from and against any environmental claims of any kind, and all costs and expenses incurred in connection therewith, including, without limitation, attorney's fees.
8. That neither Mortgagors nor, to the best of the Mortgagor's knowledge, any prior owner has created or permitted conditions on the Property, which may give rise to environmental liability; no enforcement actions are pending or threatened; no underground tanks are located on the Property except as already disclosed; any such underground tanks currently or previously located on the Property do not now and never have leaked and no contaminated soil is located on the Property; and Mortgagor's representations, warranties, covenants and

Mortgage (053108-141-999-99)

indemnities herein and in the Loan Documents shall survive satisfaction of the Note(s) and Loan Documents, foreclosure of this mortgage, acceptance of a deed in lieu of foreclosure or any transfer or abandonment of the Property.

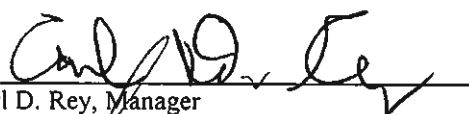
9. To perform all terms and conditions of each water or other contract, described above, if any, and to promptly pay all sums due or to become due under each contract so that no delinquency or default will occur under such contract(s); to perform all acts necessary to perfect and maintain any water permit, certificate, license or other water interest, however designated, described in or used in conjunction with the real property described above; any assignment of any such interest during the term of this mortgage, naming Mortgagee as an assignee shall be for security purposes and shall not alter Mortgagors' obligations hereunder; and any failure of Mortgagors to perform any such obligation shall constitute an event of default.
10. That the term "Grazing Rights," as hereinafter used refers to that portion of the Property, if any, consisting of grazing leases, permits, licenses, privileges, and preferences, or any of them, which have or will be assigned, mortgaged or waived to Mortgagee, together with any additions, renewals, replacements or substitutions thereof; if any portion of the Grazing Rights is a leasehold interest in state lands, such leasehold shall be considered to be real property; such leasehold and all other real property portions of the Property constitute a single operating unit; and in the event of foreclosure, Mortgagee shall have the right to have such leasehold and the other real property sold as a unit and not in parcels; any statements and representations in any applications for Grazing Rights are true and correct; Mortgagors have received no notice that the Grazing Rights have or are to be terminated, cancelled or modified; and any termination or cancellation of any of the Grazing Rights shall constitute an event of default under this mortgage.
11. To execute any instrument deemed necessary by the Mortgagee to assign, mortgage or waive such Grazing Rights to the Mortgagee; to pay all fees and charges, and to perform all acts and things necessary to preserve and keep in good standing the Grazing Rights; to take no action which would adversely affect the Grazing Rights; to procure renewals of the Grazing Rights upon or prior to their expiration date; to operate the lands covered by the Grazing Rights in conjunction with the other real estate portion of the Property and not to convey or attempt to convey either separately; to forward to Mortgagee copies of any notices received by Mortgagors regarding the Grazing Rights; and in the event of foreclosure of this mortgage, to waive all claims for preference in the Grazing Rights upon demand from the purchaser of the Property at foreclosure sale, or from any successor to such purchaser.
12. That if the Property is within an irrigation block and/or subject to water service contract(s) governed by the provisions of "Federal reclamation law," and the regulations issued thereunder, Mortgagors shall comply with the terms and provisions of said laws, regulations and contracts; Mortgagors, and each of them, for themselves, their heirs, successors and assigns, hereby appoint Mortgagee their attorney-in-fact to select and designate the portion of the Property to be subject to a recordable contract, in the event Mortgagors become subject to the excess land limitation; if Mortgagors fail to comply with the terms of said law, regulations or contracts, or if the delivery of water for the irrigation of the Property is discontinued in whole or in part, Mortgagors shall be in default; in the event the Bureau of Reclamation determines that continued drainage maintenance on the Property is no longer feasible, and Mortgagors purchase other lands offered as a preference purchase right (as an adjustment for wetlands), Mortgagors shall execute a supplemental mortgage on such lands in favor of the Mortgagee; and failure to execute such mortgage on demand, shall constitute an event of default.
13. That in the event of default in any of the covenants or agreements herein, or in any of the Loan Documents, Mortgagee may, at its option perform the same, in whole or in part; any advances, including, without limitation, attorney fees or costs, paid or incurred by Mortgagee to protect or enforce its rights under the Loan Documents, in bankruptcy, appellate proceedings or otherwise, shall be payable on demand and shall become a part of the indebtedness secured by this mortgage.
14. That the indebtedness and obligations secured by this mortgage are personal to the Mortgagors and are not assignable by Mortgagors; Mortgagee relied upon the credit of Mortgagors, the interest of Mortgagors in the Property and the financial market conditions then existing when making this loan; if Mortgagors sell, transfer or

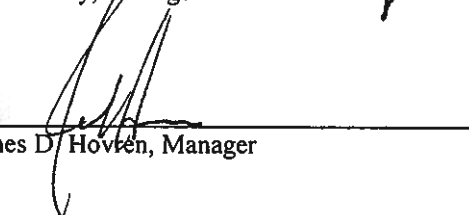
convey or contract to sell, transfer or convey the Property, or any portion thereof, or if the ownership of any corporation or partnership, owning all or any portion of the Property shall be changed either by voluntary or involuntary sale or transfer or by operation of law, without prior written consent of Mortgagee, or if Mortgagors default in the payment of the indebtedness, or with respect to any warranty, covenant or agreement in the Loan Documents or if a receiver or trustee for any part of the Property is appointed, or if any proceedings under the bankruptcy or insolvency laws is commenced by or against Mortgagors, or if Mortgagors become insolvent, or if any action is commenced to foreclose or enforce a lien on any portion of the Property, then, Mortgagors shall be in default hereunder.

15. That time is of the essence and in the event of default, at Mortgagee's option, the entire indebtedness secured hereby shall forthwith become due and payable and bear interest at the rate set forth in the Loan Documents for delinquent payments; Mortgagee shall have the right to foreclose the lien of this mortgage, to have a receiver appointed in any court proceeding; to collect any rents, issues and profits from the Property and apply them against the indebtedness hereby secured and to exercise any rights and remedies available under the Uniform Commercial Code for the state in which the property is located; and reasonable notice if required by such Code shall be five (5) days.
16. That the failure of Mortgagee to exercise any right or option provided herein, at any time shall not preclude Mortgagee from exercising any of such rights at any other time; the covenants and agreements contained herein shall be binding on and inure to the benefit of the parties and their respective heirs, successors and assigns; all rights conferred on Mortgagee are cumulative and additional to any rights conferred by law; and if any provision is found to be invalid or unenforceable, such invalidity or unenforceability shall not affect any other provision hereof and the mortgage shall be construed as though such provision had been omitted.
17. That Mortgagors and each of them join in this instrument for the purpose of subjecting each of their right, title and interest, if any, in the Property, whether of record or otherwise and including any right to possession, to the lien of this mortgage.
18. That Mortgagor warrants that Mortgagor's state of formation is the State of Montana and Mortgagor's exact legal name is as set forth herein.

ORAL AGREEMENTS OR ORAL COMMITMENTS TO LOAN MONEY, EXTEND CREDIT, OR TO FORBEAR FROM ENFORCING REPAYMENT OF A DEBT ARE NOT ENFORCEABLE UNDER WASHINGTON LAW.

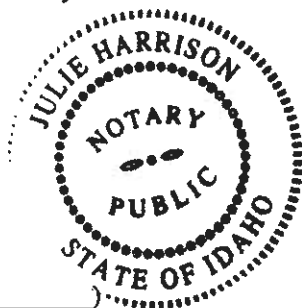
Camas Prairie Associates, LLC, a Limited Liability Company

By: 
Carl D. Rey, Manager

By: 
James D. Hovten, Manager

STATE OF Idaho)
 County of Ada)ss.

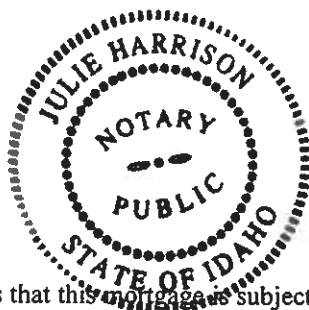
On this 26th day of July, 2010, before me personally appeared Carl D. Rey, known to me to be the Manager of the Limited Liability Company which executed the within instrument, and acknowledged that he/she executed the same as one of the members of Camas Prairie Associates, LLC and in the limited liability company name freely and voluntarily.



Julie Harrison
 Printed name Julie Harrison
 Notary Public for the State of Idaho
 Residing at Boise, ID
 My commission expires 03/08/2012

STATE OF Idaho)
 County of Ada)ss.

On this 26th day of July, 2010, before me personally appeared James D. Hovren, known to me to be the Manager of the Limited Liability Company which executed the within instrument, and acknowledged that he/she executed the same as one of the members of Camas Prairie Associates, LLC and in the limited liability company name freely and voluntarily.



Julie Harrison
 Printed name Julie Harrison
 Notary Public for the State of Idaho
 Residing at Boise, ID
 My commission expires 03/08/2012

Mortgagee acknowledges that this mortgage is subject to a security interest in favor of CoBank, ACB (Bank) and by its acceptance hereof and pursuant to and in confirmation of certain agreements and assignments by and between Mortgagee and Bank, does assign, transfer and set over the same unto Bank, its successors and assigns, to secure all obligations of Mortgagee to Bank, provided that pursuant to such agreements and assignments Mortgagee has authority to perform all loan servicing and collection actions and activities hereunder, including, without limitation thereto, releasing in whole or in part and foreclosing judicially or otherwise this mortgage until the Bank, by instrument recorded in the office in which this mortgage is recorded, revokes such authority.