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FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED

11-12-2014 12:04:16 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: S. GRIFFITH

DPTY

BK: RE 3204

PG: 3599-3600

Do not write above this line

Book 144 Porter

Parcel ID:

Mail after recording to:

This instrument was prepared by: R. Brandt Deal

Brief description for the index:

New Tract 2, Revised Recombination Survey for The Reserve at Smith Crossing, LLC

NORTH CAROLINA RELEASE DEED

THIS RELEASE DEED made this the 5th day of November, 2014, by and between

GRANTOR	TRUSTEE	BENEFICIARY
I-40/Union Cross RE, LLC	BB&T Collateral Services Corporation	Branch Banking and Trust Company

The designation Grantor, Trustee and Beneficiary, as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

KNOW ALL MEN BY THESE PRESENTS, THAT Branch Banking and Trust Company, Note Holder, in consideration of ONE HUNDRED AND NO/100 DOLLARS received of **I-40/Union Cross RE, LLC**, have hereby released and forever quitclaimed, unto **I-40/Union Cross RE, LLC**, and its successors and assigns forever, all such right, title and interest as they have in or to all that parcel of land lying in **Forsyth County, North Carolina**, described as follows:

BEING KNOWN AND DESIGNATED as New Tract 2 as shown on the "Revised Recombination survey for: The Reserve at Smith Crossing, LLC", said tract containing 31.059 acres +/- as recorded in Plat Book 62, Page 185, Office of the Register of Deeds, Forsyth County, North Carolina, reference to which is made for a more particular description.

The Grantor reserves unto itself, its successors and assigns, an appurtenant non-exclusive easement for public utilities, 30 feet in width, and for future public sanitary sewer, 20 feet in width, as more particularly described and identified in Plat Book 62, Page 185 Forsyth County Registry.

The Grantor reserves unto itself, its successors and assigns an access easement for ingress, egress and regress over the area designated as "Proposed Future Public Right-of-Way" which traverses said Tract 2 of the property

described above, said easement shall be extinguished upon the construction of the road within said easement and acceptance of said road by the North Carolina Department of Transportation.

Grantee hereby reserves unto itself its successors and assigns, and also grants to the Grantee its successors and assigns, the area designated as "Proposed Future Stormwater Easement" for the construction and maintenance of a stormwater retention pond for the use and benefit of both the Grantor's and Grantee's property.

The purpose of this Release Deed is to release the above-described property from that certain Deed of Trust dated **March 25, 2011**, in the amount of **\$2,150,000.00**, which was duly recorded in the Office of the Register of Deeds of **Forsyth County**, North Carolina in Book **2995**, page **1152**.

TO HAVE AND TO HOLD the above-released premises unto the said **I-40/Union Cross RE, LLC**, its successors and assigns, to them and their only proper use and behoof forever; so that neither they nor any person in their name and behalf, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and each of them shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF, the Beneficiary has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors.

Branch Banking and Trust Company

By: [Signature]
David B. LeBlanc - SVP Its Senior Vice President

SEAL-STAMP	NORTH CAROLINA - <u>Guilford</u> COUNTY I, <u>Elisabeth Keller Martin</u>, a Notary Public of <u>Forsyth</u> County, North Carolina certify that <u>[Signature]</u> personally came before me this day and acknowledged that (s)he is <u>S.V.P.</u> of <u>Branch Banking and Trust Company</u>, and that (s)he, as <u>S.V.P.</u>, being authorized to do so, executed the foregoing instrument on behalf of the corporation. Witness my hand and official seal, this the <u>5th</u> day of November, 2014. My Commission Expires: <u>4-1-2019</u> <u>Elisabeth Keller Martin</u> Notary Public
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ELISABETH KELLER MARTIN
 Notary Public
 Forsyth Co., North Carolina
 My Commission Expires April 1, 2019