

**2016051768 00316**

FORSYTH CO. NC FEE \$26.00  
NO TAXABLE CONSIDERATION  
PRESENTED & RECORDED  
12/28/2016 01:35:12 PM  
**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE  
ASST

**BK: RE 3325**  
**PG: 2573 - 2575**

Mail To: Margaret Shea Burnham, PO Box 3463, Greensboro, NC 27402  
This Instrument was prepared by: Margaret Shea Burnham

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**PARTIAL RELEASE DEED**

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**STATE OF NORTH CAROLINA, Forsyth County**

THIS PARTIAL RELEASE DEED, made and entered into this 28 day of December, 2016, by Branch Banking and Trust Company, hereinafter called Mortgagee, and I-40/Union Cross RE, LLC, a North Carolina limited liability company, hereinafter referred to as Mortgagor.

WITNESSETH: That, Whereas, Mortgagor heretofore executed to Mortgagee, a certain Deed of Trust, dated March 25, 2011, and recorded on March 28, 2011 in Book 2995, Page 1152, Forsyth County Registry, to secure a certain indenture. Mortgagor has requested Mortgagee to release from the lien of said deed of trust so much of the land therein conveyed as is hereinafter described, and Mortgagee has agreed to do so;

NOW, THEREFORE, Mortgagee, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars to it paid by Mortgagor, has remised and released and by these presents do remise, release and forever quitclaim unto the said Mortgagor and its heirs and assigns certain lands situate in the County of Forsyth, State of North Carolina, and more particularly described as follows:

See attached Exhibit A incorporated herein.

TO HAVE AND TO HOLD said lands to it, Mortgagor, and its heirs and assigns, free and discharged from the lien of said deed of trust herein above referred to.

But it is understood and agreed that this release shall apply only to so much of said lands as are herein expressly described and conveyed, and that the remainder of said lands shall remain subject to the lien of said deed of trust, and shall remain in full force and effect.

When reference is made to the Indenture Trustee, any Party or Parties, or to the Mortgagee, the singular shall include the plural and the masculine shall include the feminine or the neuter.

IN TESTIMONY WHEREOF, said Mortgagee, has hereunto executed this Partial Release Deed the day and year first above written.

Mortgagee:

Branch Banking and Trust Company

By: [Signature] (SEAL)Name: David B. LeBlancTitle: SVP

NORTH CAROLINA

Guilford COUNTY

I, Candace Rice, Notary Public for Guilford County, North Carolina, certify that David B. LeBlanc personally came before me this day and acknowledged that he/she is Senior Vice president of Branch Banking and Trust Company, a banking corporation, and that he/she as Senior vice president, being authorized to do so, executed the foregoing on behalf of the corporation.

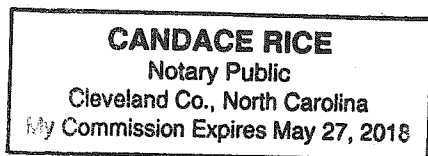
Witness my hand and official seal, this the 16 day of December, 2016.

Candace Rice  
Notary Public

Printed name: Candace Rice

My commission expires:

SEAL:



**EXHIBIT A**Lot 7 Smith Crossing:

Lying in Kernersville Township, Forsyth County, North Carolina, and being more particularly described as follows:

BEGINNING at an iron rebar in the east margin of the 70-foot public right of way of Jag Branch Boulevard, said rebar marking the northernmost corner of Lot 7 of Smith Crossing, and said rebar being located South 37° 13' 44" West 562.44 feet from the southernmost point of intersection of Jag Branch Boulevard and Kenosha Drive (variable right of way), and running thence from said BEGINNING point along the common line between Lot 7 and an access easement South 52° 44' 59" East 189.50 feet to an iron rebar in the line of Plat Book 62, Page 185 and Plat Book 64, Page 90 of the Forsyth County Registry; thence South 37° 13' 44" West 151.04 feet to an iron rebar; thence South 52° 41' 13" East 83.55 feet to a point; thence South 34° 23' 23" West 59.58 feet to a point in the common line between Lots 7 and 8 of Smith Crossing; thence along said common line the following seven (7) courses and distances: (1) North 55° 36' 37" West 25.60 feet to a point; (2) along a curve to the left having a radius of 55.50 feet, an arc length of 50.64 feet, and a chord bearing and distance of North 15° 44' 15" West 48.90 feet to a point; (3) North 52° 46' 16" West 46.90 feet to a point; (4) South 37° 13' 44" West 24.50 feet to a point; (5) North 52° 46' 16" West 54.50 feet to a point; (6) South 37° 13' 44" West 25.49 feet to a point; and (7) North 52° 46' 16" West 110.00 feet to a point in the east margin of Jag Branch Boulevard; thence along said east margin of Jag Branch Boulevard North 37° 13' 44" East 232.55 feet to the point of BEGINNING, containing 1.04 acres, more or less, and being shown as Lot 7 on a Final Plat for Smith Crossing, dated June 1, 2016, by Allied Land Surveying Co., P.A., Job No. 11-477.

Access Easement:

BEGINNING at an iron rebar in the east margin of the 70-foot public right of way of Jag Branch Boulevard, said rebar being located South 37° 13' 44" West 467.62 feet from the southernmost point of intersection of Jag Branch Boulevard and Kenosha Drive (variable right of way), and marking the northernmost corner of the property labeled "Proposed Future 100' Access Easement" in Plat Book 62, Page 185 of the Forsyth County Registry, and running thence from said BEGINNING point South 52° 46' 15" East 190.00 feet to an iron rebar; thence South 37° 13' 44" West 94.89 feet to an iron rebar marking a corner of Lot 7 of Smith Crossing; thence along the line of Lot 7 North 52° 44' 59" West 189.50 feet to an iron rebar in the east margin of Jag Branch Boulevard; thence along the right-of-way margin of Jag Branch Boulevard North 36° 55' 45" East 94.82 feet to the point of BEGINNING, containing 17,999 square feet, more or less, and being shown on a Final Plat for Smith Crossing, dated June 1, 2016, by Allied Land Surveying Co., P.A., Job No. 11-477.