

## CERTIFICATE OF PARTIAL SATISFACTION

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**Comment:** This removed the M&T Bank Lien on Parcel A as of June 17, 2011

**PLACE OF RECORD:** Clerk's Office of the Circuit Court of Greene County, Virginia

**DATE OF DEED OF TRUST:** May 27, 2009

**RECORDING REFERENCE:** Deed Book 1217, page 158

**AMOUNT OF DEED OF TRUST/ SECURED OBLIGATIONS:** \$3,900,000.00, representing the obligation to pay a Lot Surcharge, certain indemnity obligations, including Contingent Liability, performance of certain obligations under an Agreement of Sale, repayment of amounts advanced under the Deed of Trust, and payment of certain costs, fees and expenses incurred

**NAMES OF GRANTORS:** CHARLOTTESVILLE LAND DEVELOPMENT GROUP, LLC, a Virginia limited liability company, and CHARLOTTESVILLE LAND INVESTMENT GROUP, LLC, a Virginia limited liability company

**NAME OF TRUSTEE(S):** F. RICHARD POTTER (also known of record as FREDERICK F. POTTER) and VANCE MASON

**PROPERTYDESCRIPTION:** Various lots in FOUR SEASONS, PHASE ONE (1), and certain property known as the S.A. Reynolds property containing approximately 203.905 acres, less and except certain lots in FOUR SEASONS, PHASE ONE (1), all as more particularly described in the Deed of Trust

The lien of the above-described Deed of Trust securing the above-mentioned obligations is hereby released (without any payment of the debt and/or performance of the obligations secured thereby, all of which remain due and owing) insofar as the same is applicable to the following property:

All of Parcel A, FOUR SEASONS, PHASE ONE, Greene County, Virginia, as duly dedicated, platted and recorded in Deed of Subdivision and Easement recorded on May 11, 2006, in Deed Book 1014 Page 300, also shown on Plat Cards 3875 through 3892, among the land records of Greene County, Virginia.

Boyd Miller 6/17/17 10:47 PM

**Comment:** All of Parcel A has no lien.

Further, the Beneficiary acknowledges and agrees that the Grantors may convey the right to the use in common with the Grantors, their successors and assigns, of that certain 50' ingress/egress easement (the "50' Easement") created by Deed of Dedication and Easements recorded in Deed Book 952 at page 239, among the Greene County land records and as shown on Plat Cards 3701, 3702, 3703 and 3704 (said easement being shown on the Plat-Sheet 2 of 18 as "Ex. 50' Ingress/Egress Easement").

The Trustees and the Beneficiary, however, shall continue to have the benefit of the lien, operation and effect of the Deed of Trust as to all those portions of the property and other rights conveyed by the Deed of Trust which have not this day expressly been released (which retained property and rights shall expressly include the right to the use in common of the 50' Easement). For the avoidance of doubt, the Beneficiary expressly agrees that, as to any person or entity which has obtained or may hereafter obtain the right to the use in common of the 50' Easement, foreclosure of the lien of the Deed of Trust shall not extinguish the right of such person or entity to the use in common of the 50' Easement (but such person or entity may continue the use thereof in common with any purchaser at such foreclosure, and such purchaser's successors and assigns.)

Boyd Miller 6/17/17 10:50 PM

**Comment:** M&T retains all easements and rights with respect to Parcel A.

The undersigned is the legal beneficiary of the above-described obligations secured by the above-mentioned Deed of Trust.

**BENEFICIARY:** MANUFACTURERS AND TRADERS TRUST COMPANY, a New York banking corporation