

**DEED OF TRUST CANCELLATION & RELEASE –
COMMONLY USED METHODS IN NORTH CAROLINA
(N.C.G.S. 45-37, REVISED EFFECTIVE 10-1-05)**

A sample of each form referenced below is available at <http://www.northcarolina.ctt.com/> in the CTIC-NC Miscellaneous Forms folder under the Legal section.

- First:** **Presentation of the *original* Deed of Trust and the *original* Promissory Note.** Both must be (1) endorsed "Paid and Satisfied," (2) signed by the beneficiary (or appropriate officer of beneficiary) and (3) dated by the beneficiary (or appropriate officer) for the date being marked as paid. No recording fee. G.S. 45-37(a)(2)
- Second:** ***Trustee's Satisfaction of Deed of Trust*.** G.S. 45-36.20; G.S. 45-37(a)(7). No recording fee. (***Substitution of Trustee*** form can be used if original trustee is unavailable. Recording fee same as for deeds.)
- Website form name: *Deed of Trust-Trustee Satisfaction*
- Third:** ***Satisfaction of Security Instrument by Secured Creditor*.** G.S. 45-36.10; G.S. 45-37(a)(7). No recording fee.
- Website form name: *Deed of Trust-Secured Creditor Satisfaction*
- Fourth:** ***Affidavit of Satisfaction by Satisfaction Agent*,** a NC licensed attorney, after compliance with statutory notice provisions. G.S. 45-36.14 *et seq.*; G.S. 45-37(a)(7)
- Website form name: *Deed of Trust-Attorney Affidavit of Satisfaction*
- Fifth:** ***Release Deed* executed by trustee, with written approval by Noteholder.** Standard recording fees for deed required, but no transfer tax. (***Substitution of Trustee*** form can be used if original trustee is unavailable. Recording fee same as for deeds.)