

This instrument prepared by, Triangle Property Law, PC,
a licensed North Carolina attorney. Delinquent taxes,
if any, to be paid by the closing attorney to the county
tax collector upon disbursement of closing proceedings.

QUITCLAIM DEED

Prepared By, Record and Return to:

Melissa Rosado, Esq.
Triangle Property Law, PC
1100 Crescent Green, Suite 104
Cary, NC 27518

(Without Title Examination or Tax Advice)

STATE OF NORTH CAROLINA
COUNTY OF FRANKLIN

REVENUE: \$0.00

EXCISE TAX: \$0.00

PARCEL IDENTIFIER: 021386

THIS DEED made this _____ day of December, 2025 by and between **ALMA BERENICE MONCADA SANCHEZ, unmarried**, whose address is **308 S. Trace Drive, Benson, NC 27504**, as Grantor and **EVEREST CAPITAL MANAGEMENT GROUP LLC**, a Delaware limited liability company whose address is **1053 East Whitaker Mill Road, Raleigh, NC 27604**, as Grantees.

The designation Grantor and Grantee 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.

WITNESSETH, that the Grantors, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do remise, release, convey, and forever quitclaim unto the Grantee, its heirs, successors and assigns, all right, title, claim and interest of the Grantor in and to that certain lot or parcel of land situate in Franklin County, State of North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

Premises also known as: **109 Quarterhorse Dr, Louisburg, NC 27549**

submitted electronically by "Triangle Property Law, PC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Franklin County Register of Deeds.

Being the same premises as conveyed to the Grantors herein by deed recorded in Book 2359, Page 1465, FRANKLIN County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

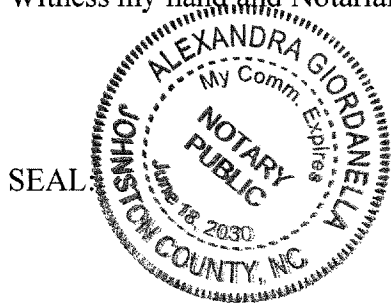
The Grantors makes no warranty, express or implied, as to title to the property hereinabove described.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be signed on the day and year first above written.

Alma Berenice Moncada Sanchez
ALMA BERENICE MONCADA SANCHEZ

STATE OF NC
COUNTY OF Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that **ALMA BERENICE MONCADA SANCHEZ** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 12 day of December 2025.



Alexandra Giordanello
Notary Public
Print Name: Alexandra Giordanello
My Commission Expires: 6/18/30

EXHIBIT A

BEING all of Lot 1629 Lake Sagamore Subdivision, now known as Lake Royale Subdivision, as shown on plat recorded in Plat Record File 12, Page 71, Franklin County Registry.