

**2024033609 00088**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$1910.00**

PRESENTED & RECORDED  
 10/03/2024 01:25:50 PM

**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE, ASST  
**BK: RE 3829**  
**PG: 1437 - 1439**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,910.00

Parcel Identifier No.: 5898-24-7972.000 and 5898-24-  
 6788.000

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC, 202 Fair Oaks Lane, Winston-Salem, NC 27127

Brief Description from the Index: Lots 1 & 2, Stolz Sub.

THIS DEED made this 30 day of September, 2024, by and between

**GRANTOR**

Jerry Stoltz and Pattie Stoltz, husband and wife

Mailing Address: 4355 Mashie Drive  
 Pfafftown, NC 27040

**GRANTEE**

Joel E. Manchego and Gabriela Manchego, a married couple

Property Address: 5530 and 5540 Pipe Stem Lane,  
 Pfafftown, NC 27040

Mailing Address: 5530 Pipe Stem Lane  
 Pfafftown, NC 27040

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 Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Vienna Township, City of Pfafftown, Forsyth County, North Carolina and more particularly described as follows:

**See Exhibit "A" Attached Hereto and Made a Part Hereof**

Is the property the primary residence of the Grantors? **No**

The property herein described was acquired by Grantor by instrument recorded in Book 2702, Page 2238; and, Book 2629 Page 2333, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 75, Page 44, and referenced within this

submitted electronically by "Stegall & Clifford, PLLC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

instrument.

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.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

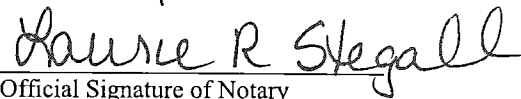
IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

  
Jerry Stoltz

  
Pattie Stoltz

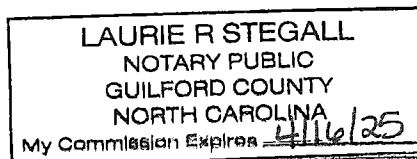
STATE OF NORTH CAROLINA  
COUNTY OF DAVIDSON

I, Laurie R Stegall, Notary Public, do hereby certify that Jerry Stoltz and Pattie Stoltz personally appeared before me this day and acknowledged the due execution of the foregoing instrument.  
Witness my hand and official seal this 30 day of September, 2024.



Official Signature of Notary  
Printed or typed name of Notary

My Commission Expires: 4/16/25



**Exhibit "A"**

Being all of Lots 1 & 2 as shown on the Minor Subdivision Plat for Jerry D. Stoltz and Pattie W. Stoltz duly recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 75, Page 44, to which plat reference is hereby made for a more particular description.

Parcel ID # 5898-24-7972.000 and 5898-24-6788.000

Property Address: 5530 and 5540 Pipe Stem Lane, Pfafftown, NC 27040