



Doc No: 20144794  
 Recorded: 08/05/2025 11:53:15 AM  
 Fee Amt: \$26.00 Page 1 of 3  
 Excise Tax: \$0.00  
 Pender County North Carolina  
 Sharon Lear Willoughby, Register of Deeds  
 BK 4869 PG 2500 - 2502 (3)

The attorney preparing this instrument has made no title examination of this property and expresses no opinion as to title.

PREPARED BY Attorney Jackie Houser, 3805 Oleander Drive, Wilmington, North Carolina, 28403.  
 RETURN TO 309 Azimuth Drive, Surf City, North Carolina, 28445.

NORTH CAROLINA

DEED WITH RESERVATION LIFE ESTATE

PENDER COUNTY

TAX PARCEL ID: 42356719220000

excise \$0

THIS DEED, made the 27<sup>th</sup> day of July, 2025, by and between PAULA OLDENBURG, unmarried, hereinafter called Grantor, and JENNIFER FAWN McKEON, MICHAEL SCOTT RETTEW, and BAILEY ELIZABETH BOUDREAU, hereinafter called Grantees. 1054 Newgate Rd West Suffolk Ct 06093

WITNESSETH

That the Grantor, in consideration of Ten Dollars (\$10.00) and other valuable consideration to her paid by the Grantees, the receipt of which is hereby acknowledged, subject to a LIFE ESTATE herein reserved for the Grantor unto herself, have bargained and sold, and by these presents do grant, bargain, sell and convey to the Grantees, their heirs, or successors, and assigns, all of that certain lot or parcel of land situated in PENDER County, North Carolina:

BEING all of Lot 395, Waterside, Phase 3, Section 2, per plat and survey thereof recorded in Map Book 71, Page 123 through 125, inclusive, Pender County Registry, to which plat reference is hereby made for a more particular description of same. And, being the same property conveyed to Paula Oldenburg by D. R. Horton, Inc., by special warranty deed dated February 23, 2024, and recorded in Deed Book 4830 at Page 2643 of the Pender County Register of Deeds.

**The above described property is Grantor's primary residence and is subject to all deeds of trust as well as all property taxes, easements, and assessments of record.**

TO HAVE AND TO HOLD, the aforesaid lot or parcel of land and privileges and appurtenances thereunto belonging unto the said Grantees, their heirs or successors, and assigns forever but subject always to the **LIFE ESTATE** herein reserved by the said Grantor unto herself.

And the said Grantor for herself, her heirs, executors and administrators, covenant with the Grantees, their heirs, or successors, and assigns that she is seized of said premises in fee simple and has the right to convey the same in fee simple subject to the **LIFE ESTATE** herein reserved; that the same is free from encumbrances except as herein set forth; and that they will warrant and defend the said title to the same against the claims of all persons whomsoever.

The plural number as used herein shall equally include the singular. The masculine or feminine gender as used herein shall include the neuter.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal the day  
and year first above written.

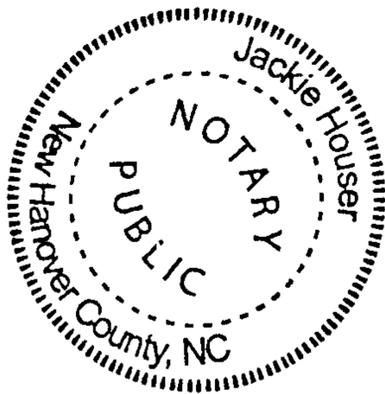
*Paula Oldenburg* (SEAL)  
PAULA OLDENBURG

STATE OF NORTH CAROLINA  
COUNTY OF NEW HANOVER

I, a Notary Public for New Hanover County, North Carolina, do hereby certify  
that PAULA OLDENBURG, personally appeared before me this day, and being by me  
duly sworn, says that she executed the foregoing and annexed instrument by her own free  
will without duress or fraud for the purpose therein expressed.

Witness my hand and Notarial Seal, this the 27<sup>th</sup> day of July, 2025.

(SEAL)



*Jackie Houser*  
NOTARY PUBLIC  
JACKIE HOUSER  
Notary name typed or printed

My Commission Expires: 9-27-2024