

2 1/2 - 310  
STATE OF NEBRASKA, Court  
INDEXED for record on  
MICRO-FILED  
GENERAL  
and recorded in the Deed Recd  
Register of Deeds

LANCASTER COUNTY NEBR.  
*Kenneth P. Ferguson*  
REGISTER OF DEEDS

AUG 2 3 37 PM '71

INDEXED ON  
NUMERICAL INDEX.  
FILED FOR RECORD AS:  
INST. NO. 71-10692

..... M.

\$3.25

Register of Deeds  
NEBRASKA DOCUMENTARY  
STAMP TAX  
AUG 2 1971  
\$ 7.70 BY *[Signature]*

### SURVIVORSHIP WARRANTY DEED

Frederic H. Stevens and Dollie A. Stevens, husband and wife, ----

....., herein called the grantor whether one or more,  
VALUABLE  
in consideration ONE DOLLAR AND OTHER/CONSIDERATION  
received from grantees, does grant, bargain, sell convey and confirm unto

Eli Modenstein and Ann Modenstein, ----

as joint tenants with right of survivorship, and not as tenants in common, the following described real  
property in Lancaster County, Nebraska:

Lot Four (4), Block Eight (8), C.C. Burr's Subdivision, Lincoln,  
Lancaster County, Nebraska. ---Otherwise known as 1635 Prospect--

More particular described as:  
Lot 4, Block 8, C. C. Burr's Subdivision of Lots 9, 10, 15,  
16, 18, 23 and 26 in the NW 1/4 Section 36, T 10 N, R 6 E of the  
6th P. M., Lincoln, Lancaster County, Nebraska.

To have and to hold the above described premises together with all tenements, hereditaments  
and appurtenances thereto belonging unto the grantees and to their assigns, or to the heirs and assigns  
of the survivor of them forever.

And grantor does hereby covenant with the grantees and with their assigns and with the heirs  
and assigns of the survivor of them that grantor is lawfully seized of said premises; that they are free from  
encumbrance except easements and restrictions of record

that grantor has good right and lawful authority to convey the same; and that grantor warrants and will  
defend the title to said premises against the lawful claims of all persons whomsoever.

It is the intention of all parties hereto that in the event of the death of either of the grantees,  
the entire fee title to this real property shall vest in the surviving grantee.

Dated July 28 1971

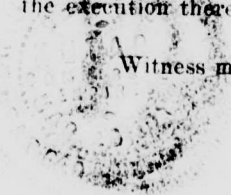
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STATE OF Nebraska, County of Cass:

Before me, a notary public qualified for said county, personally came  
Frederic H. Stevens and Dollie A. Stevens, husband and wife,

known to me to be the identical person or persons who signed the foregoing instrument and acknowledged  
the execution thereof to be his, her or their voluntary act and deed.

Witness my hand and notarial seal on July 28 1971



*Douglas A. Helmer* Notary Public

My commission expires March 29 1972