

## SURVIVORSHIP WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT MI-Lincoln, HSA Associates, a Nebraska Limited Partnership, herein called the grantor whether one or more, in consideration of **One Dollar and other valuable consideration** received from grantees, do hereby grant, bargain, sell, convey and confirm unto **David E. Hywood, a married person and Joan B. Dietrich, a married person**, as joint tenants with right of survivorship, and not as tenants in common, the following described real property in Lancaster County, Nebraska:

See Exhibit A attached hereto

NEBRASKA DOCUMENTARY  
STAMP TAX

AUG 18 1995

\$ 1312 <sup>50</sup> BY CO

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 the 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 covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof**; 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 simple title to the real estate shall vest in the surviving grantee.

Dated: 8-11, 1995

MI-Lincoln HSA Associates

by: [Signature]

STATE OF NEBRASKA  
COUNTY OF

The foregoing instrument was acknowledged before me on this 11 day of August, 19 95 by  
**MI-Lincoln, HSA Associates, a Nebraska Limited Partnership.**

[Signature]  
NOTARY PUBLIC

My Commission Expires:

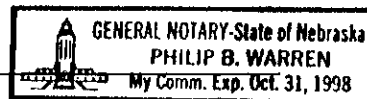


EXHIBIT A

File No.: 95010098

Lots 12, 13, 14, 15, 16 and 17, except that part deeded to the City of Lincoln, Nebraska, in Instrument No. 73-22462 more particularly described as follows:

The South 10 feet of Lots 12, 13, 14, 15, 16, 17, the West 7 feet of Lot 12 and that portion of said Lot 12 described as follows:

Commencing at the Southwest corner of Lot 12; thence Easterly along the South line of Lot 12, a distance of 30 feet; thence North 10 feet to a point 30 feet East of the West line of Lot 12, said point being the Point of Beginning; thence West on a line 10 feet North of and parallel to the South line of Lot 12, a distance of 23 feet; thence North on a line 7 feet East of and parallel to the West line of Lot 12, a distance of 23 feet; thence Southeasterly a distance of 32.5 feet to the Point of Beginning.

All in Block 36, PITCHER AND BALDWIN'S SECOND ADDITION TO UNIVERSITY PLACE, Lincoln, Lancaster County, Nebraska;

Together with the vacated East-West alley between Huntington and Baldwin from 33rd Street to the East line of Lots 7 and 16, Block 36, Pitcher and Baldwin's Second Addition to University Place, Lincoln, Lancaster County, Nebraska.

*P1 26 12 12  
36  
Vac alley ads 10  
115 7-16*

BLOCK

LANCASTER COUNTY, NEB

*Dan Natta*  
REGISTER OF DEEDS

*# 50  
15*

CODE

*P1 26 12 12*

CHECKED

ENTERED

EDITED

AUG 18 2 17 PM '95

INST. NO 95 24929

*ATC*