

INDEXED  
MICRO-FILED 20-8  
GENERAL

STATE OF NEBRASKA, County of Lancaster

Filed for record on \_\_\_\_\_

and recorded in the Deed Record

LANCASTER COUNTY NEBR.  
REGISTER OF DEEDS

1973 APR 11 PM 12:45

M.  
\$3.25

NEBRASKA DOCUMENTARY  
STAMP TAX Register of Deeds  
APR 11 1973  
\$77.00 BY *AK*

ENTERED ON  
NUMERICAL INDEX  
FILED FOR RECORD AS:

INST. NO. 73- 6680

Register of Deeds

**SURVIVORSHIP WARRANTY DEED**

QUENTIN L. BENGSTON AND MARY J. BENGSTON,  
husband and wife

, herein called the grantor whether one or more,

in consideration of One Dollar and other good and valuable considerations

received from grantees, does grant, bargain, sell convey and confirm unto Robert L. Workman and Carol M. Workman

as joint tenants with right of survivorship, and not as tenants in common, the following described real

property in Lancaster County, Nebraska: Parts of Lots 1 & 2, Lots 3 & 4 Cadwallader Place, Lincoln, Lancaster County, Nebraska, except that part of Lots 4, 3, & 1 described as beginning at the Northeast Corner of said Lot 1, and proceeding southerly, along the east line of said Lot 1, a distance of 50.00 feet; thence westerly, along the south line of said Lot 2, a distance of 2.22 feet; thence northerly, along a line which bears right 89°00' from said south line, a distance of 35.58 feet to a point of initial tangency with a circular curve; thence northwesterly, along the arc of said circular curve, bearing to the left, whose radius is 23.0 feet and whose central angle is 39°10', a distance of 15.72 feet to the intersection with the north line of said Lot 1, thence easterly, along the said north line, a distance of 8.30 feet to the point of beginning, and except that part of Lot 2 deeded to The City of Lincoln, in Warranty Deed recorded in Book 678, at Page 23.

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 seised 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 March 30

1973

*Quentin L. Bengston*  
*Mary J. Bengston*

STATE OF Nebraska, County of Lancaster:

Before me, a notary public qualified for said county, personally came  
Quentin L. Bengston and Mary J. Bengston, 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.

Elaine Worick  
NOTARY PUBLIC  
STATE OF NEBRASKA  
COMMISSION EXPIRES  
February 26, 1977  
Form 4-2 To be approved by Nebraska State Bar Association

Witness my hand and notarial seal on March 30, 1973

*Elaine Worick* Notary Public

My commission expires February 26, 1977

Felton & Wolf Co., Lincoln, Nebr.