

• To be filed with the Register of Deeds. • Read instructions on reverse side.  
• If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement signed and items 1-25 are accurately completed

<b>1</b> County Name Sarpy	<b>2</b> County Number 77	<b>3</b> Date of Sale/Transfer 3-17-17	<b>4</b> Date of Deed 3-17-17
<b>5</b> Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Catholic Cemeteries of the Archdiocese Street or Other Mailing Address 7710 W. Center Road City Omaha State NE Zip Code 68124 Telephone Number 402-333-7447 Email Address NA		<b>6</b> Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Raven Northbrook LLC <b>010380779</b> Street or Other Mailing Address 1191 Second Avenue, 10th Floor City Seattle State WA Zip code 98101 Telephone Number 402-697-4654 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address na	

**7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.**

<b>(A) Status</b> <input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<b>(B) Property Type</b> <input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interest-Nonproducing <input type="checkbox"/> Mineral Interest-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	<b>(C)</b> <input type="checkbox"/> Mobile Home
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**8 Type Of Deed**

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

**9** Was the property purchased as part of an IRS like-kind exchange? (I.R.C § 1031 Exchange)  
 Yes  No

**10 Type of Transfer**

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain)	

**11** Was ownership Transferred in full? (If No, explain division.)  
 Yes  No

**12** Was real estate purchased for same use? (if No, state intended use.)  
 Yes  No

**13** Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (if Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

**14** What is the current market value of the real property?

**15** Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 Yes  No \$ \_\_\_\_\_ %

**16** Does this conveyance divide a current parcel of land?  
 Yes  No

**17** Was transfer through a real estate agent or a title company? (if Yes, include the name of the agent or title company contact.)  Yes Pat Regan/Investors Realty  No

**18** Address of Property S2-T13-R11, Papillion, NE

**19** Name and Address of Person to Whom the Tax Statement should be Sent  
Raven Northbrook LLC 1191 Second Avenue, 10th Floor, Seattle, WA 98101

**18a**  No address assigned **18b**  Vacant land

**20** Legal Description The Southeast Quarter of Section 2, Township 13 North, Range 11 East of the 6th P.M., in Sarpy County, Nebraska; EXCEPT that part conveyed to the State of Nebraska, Department of Roads, by Instrument filed July 29, 2004 as Instrument No. 2004-29103, as corrected by the Deed of Correction filed February 23, 2006 as Instrument No. 2006-05665, Records, Sarpy County, Nebraska.

**21** If agricultural, list total number of acres 140.28

<b>22</b> Total purchase price, including any liabilities assumed .....	\$7,197,350.00
<b>23</b> Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if Yes, enter dollar amount and attach itemized list.)	\$0.00
<b>24</b> Adjusted purchase price paid for real estate (line 22 minus line 23) .....	\$7,1967,350.00

**25** If this transfer is exempt from the documentary stamp tax, list the exemption number \_\_\_\_\_

**Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, Complete, and correct, and that I am duly authorized to sign this statement.**

**sign here** **First American Title Insurance Company**  
Print or Type Name of Grantee or Authorized Representative  
J. Donnell agent  
Signature of Grantee or Authorized Representative Title  
402-697-4654  
Phone Number  
03/21/2017  
Date

<b>Register Of Deed's Use Only</b>		<b>For Dept. Use Only</b>
<b>26</b> Date Deed Recorded <u>3-21-2017</u>	<b>27</b> Value of Stamp or Exempt Number \$ <u>16195.50</u>	<b>28</b> Recording data <u>2017-06255</u>

**13439316 yes**

COUNTER LM C.E. LM  
 VERIFY LM P.E. LM  
 PROOF \_\_\_\_\_  
 FEES \$ 34.00  
 CHECK # 6722114646 - 043620  
 CHG \_\_\_\_\_ CASH \_\_\_\_\_  
 REFUND \_\_\_\_\_ CREDIT \_\_\_\_\_  
 SHORT \_\_\_\_\_ NCR \_\_\_\_\_

FILED SARPY COUNTY NEBRASKA  
 INSTRUMENT NUMBER NEBRASKA DOCUMENTARY  
 STAMP TAX

2017-06255

\$ 16195.50

03/21/2017 1:13:47 PM

*Flayd J. Dowling*

By: counter1

REGISTER OF DEEDS



DEED

**RECORDING REQUESTED BY  
 AND WHEN RECORDED, MAIL TO:**

McGrath North  
 First National Tower, Suite 3700  
 1601 Dodge Street  
 Omaha, Nebraska 68102  
 Attention: Lee Hamann, Esq.

(Space Above for Recorder's Use)

**WARRANTY DEED**

Catholic Cemeteries of the Archdiocese of Omaha, a Nebraska nonprofit corporation ("Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, conveys to Raven Northbrook LLC, a Delaware limited liability company ("Grantee"), the following described real estate in Sarpy County, Nebraska (the "Property"):

Refer to Exhibit A attached hereto.

Grantor covenants with Grantee that Grantor:

- (A) is lawfully seised of the Property and that it is free from encumbrances, subject only to those matters described on Exhibit B attached hereto and incorporated by reference;
- (B) has legal power and lawful authority to convey the same; and
- (C) warrants and will defend the title to the Property against the lawful claims of all persons.

Further, this conveyance is subject to the following restrictive covenants which Grantee accepts by its acceptance and filing of this Deed. Specifically, Grantee shall not permit the Property to be used for any of the following uses or purposes (collectively, the "Restrictions"):

- (1) Abortion services or counseling, or contraception distribution or counseling (other than counseling in support of life consistent with the teachings of the Roman Catholic Church), if

*RAH First American Title  
 13524 gold circle  
 Omaha, Ne 68144*

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such counseling or teachings are inconsistent with the teachings of the Roman Catholic Church as such teachings may exist from time to time;

(2) Advocacy for abortion, euthanasia, or on the use of embryonic stem cells except to the extent consistent with the teachings of the Roman Catholic Church as such teachings may exist from time to time;

(3) Use in any way connected or in any way related to pornography or to pornographic products, materials, displays, production, or services of any kind;

(4) Tattoo parlor;

(5) Salvage yard/recycling center;

(6) Convenience store/gas station; or

(7) Payday loan/advance services.

Grantor hereby acknowledges and agrees that use of the Property as a data center shall not violate the Restrictions, even if the data stored on the computers, servers, transaction processing equipment and other equipment located at the data center supports, relates to, or consists of any of the activities prohibited pursuant to paragraphs (1) through (7) above.

These Restrictions shall remain in effect in perpetuity, shall run with the Property, shall be binding upon Grantee's successors and assigns, and shall inure to the benefit of and be enforceable by action of law or in equity by Grantor or Grantor's successor in title or interest.

**[Signature and Acknowledgment Follow.]**

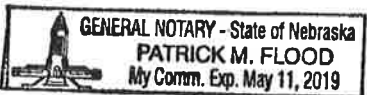
Dated this 17 day of March, 2017.

**Catholic Cemeteries of the Archdiocese of Omaha,**  
a Nebraska nonprofit corporation

By: *Daniel G. Keller*  
Name: Daniel G. Keller  
Title: Secretary

STATE OF NEBRASKA    )  
  ) ss.  
COUNTY OF DOUGLAS    )

On this 17<sup>th</sup> day of March, 2017, before me a Notary Public in and for said county and state, personally appeared Daniel G. Keller, Secretary of Catholic Cemeteries of the Archdiocese of Omaha, known to me to be the identical person who subscribed his name to the foregoing and acknowledged the execution thereof to be his/her voluntary act and deed and the voluntary act and deed of said Catholic Cemeteries of the Archdiocese of Omaha.



*Patrick M. Flood*  
Notary Public

C

**EXHIBIT A**

**THE PROPERTY**

The land referred to is situated in the State of Nebraska, County of Sarpy and is described as follows:

The Southeast Quarter of Section 2, Township 13 North, Range 11 East of the 6th P.M., in Sarpy County, Nebraska; EXCEPT that part conveyed to the State of Nebraska, Department of Roads, by Instrument filed July 29, 2004 as Instrument No. 2004-29103, as corrected by the Deed of Correction filed February 23, 2006 as Instrument No. 2006-05665, Records, Sarpy County, Nebraska.

2017-06255 D

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. Terms and provisions of the Contract with Nebraska Power Company filed May 29, 1931 in Book 8 at Page 53, Official Records, Sarpy County, Nebraska.
2. The Return of Appraisers filed November 7, 1957 in Book 22 at Page 372, Official Records, Sarpy County, Nebraska.
3. The Warranty Deed filed July 29, 2004 as Instrument No. 2004-29103, and the Deed of Correction filed February 23, 2006 as Instrument No. 2006-05665, Official Records, Sarpy County, Nebraska, limits access.