Real Estate Transfer Statement

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.

1 County Name
Sarpy

2 County Number
77

3 Date of Sale/Transfer
3-17-17

4 Date of Deed
3-17-17

5 Grantor’s Name, Address, and Telephone (Please Print)
Grantee’s Name (Seller)
Catholic Cemeteries of the Archdiocese
Street or Other Mailing Address
7710 W. Center Road

City
Omaha
State
NE
Zip Code
68124

5-1 Telephone Number
402-333-7447

6 Grantee’s Name, Address, and Telephone (Please Print)
Grantee’s Name (Buyer)
Raven Northbrook LLC
Street or Other Mailing Address
1191 Second Avenue, 10th Floor

City
Seattle
State
WA
Zip Code
98101

6-1 Telephone Number
402-697-4654

Is the grantee a 501(c)(3) organization? 
Yes ☑
No ☑

Is the grantee a 509(a) foundation? 
Yes ☑
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.

<table>
<thead>
<tr>
<th>(A) Status</th>
<th>(B) Property Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Improved</td>
<td>Single Family</td>
</tr>
<tr>
<td>☑ Unimproved</td>
<td>Industrial</td>
</tr>
<tr>
<td>IDOL</td>
<td>Mineral Interest-Nonproducing</td>
</tr>
<tr>
<td>☑ Multi-Family</td>
<td>Agricultural</td>
</tr>
<tr>
<td></td>
<td>Mineral Interest-Producing</td>
</tr>
<tr>
<td>☑ Commercial</td>
<td>Recreational</td>
</tr>
</tbody>
</table>

8 Type Of Deed

<table>
<thead>
<tr>
<th>Conservator</th>
<th>Distribution</th>
<th>Land Contract/Memo</th>
<th>Partition</th>
<th>Sheriff</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bill of Sale</td>
<td>Corrective</td>
<td>Easement</td>
<td>Lease</td>
<td>Personal Rep.</td>
<td>Trust/Trustee</td>
</tr>
<tr>
<td>☑ Cemetery</td>
<td>☑ Death Certificate - Transfer on Death</td>
<td>☑ Executor</td>
<td>☑ Mineral</td>
<td>☑ Quit Claim</td>
<td>x</td>
</tr>
</tbody>
</table>

9 Was the property purchased as part of an IRS like-kind exchange? 
[L.R.C § 1031 Exchange]
Yes ☑
No ☑

10 Type of Transfer

<table>
<thead>
<tr>
<th>Distribution</th>
<th>Foreclosure</th>
<th>Irrevocable Trust</th>
<th>Revocable Trust</th>
</tr>
</thead>
<tbody>
<tr>
<td>Easement</td>
<td>Gift</td>
<td>Life Estate</td>
<td>☑ Sale</td>
</tr>
<tr>
<td>Court Decree</td>
<td>Exchange</td>
<td>Grantor Trust</td>
<td>☑ Partition</td>
</tr>
<tr>
<td>☑ Auction</td>
<td>☑ Executor</td>
<td>☑ Mineral</td>
<td>☑ Warranty</td>
</tr>
</tbody>
</table>

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 trustee and beneficiary relatives? (If Yes, check the appropriate box.)
Yes ☑
No ☑

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 ☑

8% ☑

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 ☑
No ☑

18 Address of Property
52-T13-R11, Papillion, NE

18a No address assigned

18b ☑ Vacant land

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

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.

If agricultural, list total number of acres 140.28

22 Total purchase price, including any liabilities assumed
$7,197,350.00

23 Was non-real property included in the purchase?
Yes ☑
No ☑ (If Yes, enter dollar amount and attach itemized list.)

24 Adjusted purchase price paid for real estate (line 22 minus line 23)
$7,197,350.00

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.

Signature of Grantee or Authorized Representative

Register Of Deed’s Use Only

Date Recorded
3-21-2017

Value of Stamp or Exempt Number
14,198.50

Recording data
2017-04255

For Dept. Use Only

Nebraska Department of Revenue
Form No. 96-269-2008-2-2016 Rev. Supersedes 96-269-2008 Rev. 7-2014

Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

Grantee Retain a copy of this document for your records.
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
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 \(\underline{17}\) day of March, 2017.

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

By: 
Name: Daniel G. Keller
Title: Secretary

STATE OF NEBRASKA )
) ss.
COUNTY OF DOUGLAS )

On this \(\underline{17}\)\(^{th}\) 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.

Notary Public

[Signature Page to Warranty Deed]
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.
EXHIBIT B

PERMITTED EXCEPTIONS