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Mary Ann Trussell, Summit County Utah Recorder

04/23/2015 10:48:42 AM Fee \$43.00

By SUMMIT ESCROW & TITLE

Electronically Recorded

WHEN RECORDED RETURN TO:

Name: FCOI Preserve LLC
Address: c/o Albert H. Hiller
Zimmerman Axelrad
3040 Post Oak Blvd., Suite 1300
Houston, TX 77056

WARRANTY DEED

Fortress Credit Opportunities I LP, a Delaware limited partnership, GRANTOR, hereby CONVEY(S) AND WARRANT(S) to

FCOI Preserve LLC, a Delaware limited liability company

GRANTEE for the sum of Ten dollars and other good and valuable consideration, the following tract(s) of land in Summit County, State of Utah described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, restrictions and rights of way currently of record and general property taxes for the year 2015 and thereafter,

WITNESS, the hand of said Grantor this 3rd day of March, 2015.

FORTRESS CREDIT OPPORTUNITIES I LP,
a Delaware limited partnership

By: Fortress Credit Opportunities I GP LLC
Its General Partner

By: _____
Name: **CONSTANTINE M. DAKOLIAS**
Title: **PRESIDENT**

STATE OF New York

COUNTY OF New York

The foregoing instrument was acknowledged before me this 3 day of March, 2015, by Constantine Dakolias, President of Fortress Credit Opportunities I GP LLC, a Delaware limited liability company, as General Partner of Fortress Credit Opportunities I LP, a Delaware limited partnership, on behalf of said limited partnership.

My commission expires _____ . Witness my hand and official seal.

[Signature]
Notary Public:

NATHALIE MAMPOUYA
Notary Public - State of New York
NO. 01MA6303778
Qualified in Kings County
My Commission Expires May 19, 2018

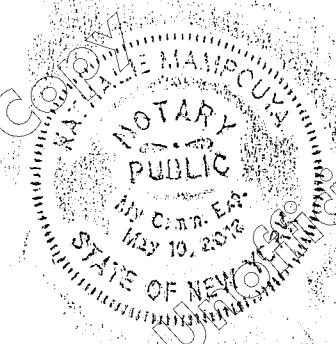


EXHIBIT A

The following described parcel of real property located in Summit County, Utah;

PARCEL 1

Lots 65, 66, 67, 68, 69, 72, 73, 74, 75, and 76, THE PRESERVE PHASE 3 SUBDIVISION, according to the official plat thereof, on file and of record in the Summit County Recorder's Office.

Tax ID Nos. PRESRV-3-65, PRESRV-3-66, PRESRV-3-67, PRESRV-3-68, PRESRV-3-69
PRESRV-3-72, PRESRV-3-73, PRESRV-3-74, PRESRV-3-75, PRESRV-3-76

PARCEL 2

Open Space, THE PRESERVE PHASE 3 SUBDIVISION, according to the official plat thereof, on file and of record in the Summit County Recorder's Office.

Tax ID No. PRESRV-3-OS-1

PARCEL 3

Open Space 2, THE PRESERVE PHASE 3 SUBDIVISION, according to the official plat thereof, on file and of record in the Summit County Recorder's Office.

Also being more particularly described as follows:

Beginning at the Northwest Corner of Section 31, Township 1 North, Range 4 East, Salt Lake Base & Meridian, and running thence South 89°19'00" East 3716.20 feet along the Section Line to the North Quarter Corner of Section 31; thence South 89°59'22" East 247.50 feet along the Section Line; thence South 00°01'04" East 250.84 feet; thence South 81°11'35" West 64.26 feet; thence South 83°07'03" West 207.11 feet; thence South 78°50'14" West 160.80; thence North 89°58'18" West 198.54; thence South 72°21'32" West 646.99 feet [646.69 feet on the plat]; thence South 48°38'36" West 121.79; thence South 85°40'45" West 231.89 feet; thence South 66°23'28" West 371.34 feet; thence South 67°59'24" West 389.16 feet; thence South 47°15'53" West 113.62 feet; thence South 68°12'17" West 364.70 feet; thence South 47°40'32" West 323.28 feet; thence South 78°39'51" West 122.80 feet; thence North 85°37'07" West 258.18 feet; thence South 20.68 feet; thence North 39°49'41" West 76.83 feet; thence North 70°13'06" West 632.60 feet to the Section Line; thence North 00°18'05" East 1111.05 feet along the Section Line to the point of beginning.

Tax ID No. PRESRV-3-OS-2 (Summit County)
01-0001-060 (Morgan County)

PARCEL 4

That portion of PRESERVE DRIVE which lies within Section 31, Township 1 North, Range 4 East, Salt Lake Base & Meridian, THE PRESERVE PHASE 3 SUBDIVISION, according to the official plat thereof, on file and of record in the Summit County Recorder's Office.

TOGETHER WITH THE FOLLOWING RIGHTS OF WAY:

1. A right of way 50 feet in width in common with all other land purchasers on Bitner Ranch on existing roads, or as adjusted for all, across property in Section 32, Township 1 North, Range 4 East, and Sections 5, 8, 17, and 20, Township 1 South, Range 4 East, Salt Lake Base & Meridian, to provide ingress and egress, as limited and conditioned; as granted in that certain Warranty Deed recorded February 2, 1977 as Entry No. 136169 in Book M90 at Page 28 and re-recorded December 8, 1978 as Entry No. 151580, Book M124 at Page 384 of Official Records.
2. A right of way for vehicular ingress and egress over and across Sections 1 and 2, Township 1 South, Range 3 East, Salt Lake Base & Meridian; less and excepting therefrom all subdivided lands thereon; as granted in that certain Right of Way recorded August 31, 1984 as Entry No. 224592, in Book 312 at page 818 of Official Records.
3. A perpetual easement for ingress and egress as granted by The Jeremy I, Ltd., a Utah limited partnership, in that certain Grant of Easement recorded April 27, 1988 as Entry No. 289616 in Book 475 at Page 549 of Official Records.

An Order Granting Summary Judgment and Judgment regarding said easement was recorded August 31, 1994 as Entry No. 413785 in Book 833 at page 417 of Official Records.

An Amendment of Easement was recorded October 13, 1994 as Entry No. 416834, in Book 843 at Page 107 of Official Records.
4. A Cross Easement Agreement recorded November 24, 1995 as Entry No. 443078, in Book 926 at Page 572 of Official Records.

An Acknowledgement and Release under Cross Easement Agreement was recorded August 16, 1999 as Entry No. 546635, in Book 1282 at Page 724 of Official Records.
5. An Emergency Cross Easement Agreement was recorded September 15, 1988, as Entry No. 517672, in Book 1182 at Page 426 of Official Records.
6. A Trails Cross Easement Agreement was recorded August 16, 1999, as Entry No. 546641, in Book 1282 at Page 749 of Official Records.
7. A perpetual, non-exclusive easement and right of way for ingress and egress by vehicular and pedestrian traffic over and across Bitner Ranch Road, pursuant to the unrecorded Bitner Ranch Road Private Road Easement Amendment, Construction, and Maintenance Agreement, dated August 13, 1997.

An Amendment to Bitner Ranch Road Easement was recorded April 4, 2000, as Entry No. 562784, in Book 1313 at page 1535 of Official Records.

8. Easements and rights of way as shown on the Official Plat of Red Hawk.

9. A non-exclusive right of way 100 feet in width for ingress and egress, said right of way being 50 feet on each side of the following described center line:

Beginning at a point which is South 1433.199 feet and West 2200.34 feet from the Southeast corner of Section 17, Township 1 South, Range 4 East, Salt Lake Base & Meridian (Said point being on the centerline of an existing dirt road and the Northernly line of a county road); and running thence North 12°37'36" West 90.16 feet; thence North 16°44'02" West 204.35 feet; thence North 02°33'32" East 59.86 feet; thence North 49°08'45" East 510.31 feet; thence North 79°39'38" East 258.66 feet; thence North 32°48'09" East 174.02 feet; thence North 11°01'47" West 597.08 feet more or less to the Southernly line of section 17; thence North 00°22'58" West 176.11 feet; thence North 03°50'31" East 1700.84 feet; thence North 27°13'33" East 1568.28 feet; thence North 50°09'35" East 1041.33 feet; thence North 29°34'05" East 317.20 feet; thence North 06°08'20" East 687.26 feet; thence North 11°44'41" East 399.59 feet more or less to the point of beginning of the Right of Way set forth next below:

10. A non-exclusive right of way 100 feet in width for ingress and egress, said right of way being 50 feet on each side of the following described center line:

Beginning at a point which is East 290.40 feet from the Southwest corner of Section 9, Township 1 South, Range 4 East, Salt Lake Base & Meridian; and running thence North 10°24'43" East 80.35 feet; thence North 00°15'50" West 1344.26 feet; thence North 08°17'52" West 324.59 feet; thence North 24°06'15" West 116.17 feet; thence North 61°51'53" West 912.86 feet; thence North 58°43'03" West 276.53 feet; thence North 34°25'07" West 302.84 feet; thence North 17°09'09" West 490.38 feet; thence North 32°31'12" West 218.58 feet; thence North 18°30'43" West 722.90 feet; thence North 04°59'44" West 196.12 feet; thence North 20°15'51" East 294.87 feet; thence North 04°57'03" West 395.75 feet; thence North 11°16'06" East 112.41 feet; thence North 51°17'55" East 345.44 feet; thence North 09°10'52" West 184.10 feet; thence North 08°23'56" East 32.74 feet to the Southernly line of Section 5, Township 1 South, Range 4 East, Salt Lake Base and Meridian.