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GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2021-031020

9:59 AM 2021 Apr 8

TAX ID NUMBER(S)
45-08-35-300-005.000-018

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

The Geo Group, Inc.

CONVEY(S) AND WARRANT(S) TO

Lake County Parks and Recreation Board, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to wit:

SEE ATTACHED EXHIBIT "A"

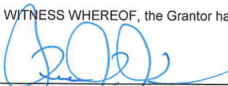
Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

It is understood and agreed by the parties hereto that the title to the real estate herein conveyed is warranted only insofar as it might be affected by any act of the grantor during the grantor's ownership thereof and not otherwise.

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly authorized to act for the Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, the Grantor has executed this deed this 1st day of April, 2021.


Bruce P. Brown, Vice President of Real Estate, The Geo Group, Inc.

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

APR 06 2021

JOHN E. PETALAS
LAKE COUNTY AUDITOR

MTC File No.: 20-35599 (UD)

25.-
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D

HOLD FOR MERIDIAN TITLE CORP

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State of FLORIDA, County of Palm Beach ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Bruce P. Brown, Vice President of Real Estate of The Geo Group, Inc.** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 1st day of April, 2021.

02-26-2022

My Commission Expires:

GG189880

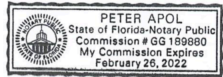
Commission No.

PALM BEACH

Notary Public County and State of Residence

Peter Apol
Signature of Notary Public

Peter Apol
Printed Name of Notary



This instrument was prepared by:

Debra A. Guy, Attorney-at-Law, IN #24473-71 MI #P69602
202 S. Michigan Street, Ste. 300, South Bend, IN 46601

Property Address:

Vacant Land, 4101 West 49th Avenue, Hobart, IN 46342

Grantee's Address and Mail Tax Statements To:

8411 East Lincoln Highway
Crown Point, IN 46307

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Debra A. Guy

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EXHIBIT A

The Northeast 1/4 of the Southwest 1/4 of Section 35, Township 36 North, Range 8 West of the 2nd P.M. in Lake County, Indiana.

Property of Lake County Recorder

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NOTICE OF GRANT REQUIREMENT

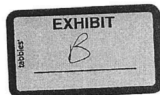
The property described herein (Property) was acquired pursuant to a monetary grant awarded to the Lake County Park and Recreation Board, (Grant Recipient). The purpose of this acquisition is to effect the goals of the U.S. Department of Agriculture (USDA) Forest Service's *Community Forest and Open Space Conservation Program* (Community Forest Program or CFP) in accordance with the provisions of Section 7A of the *Cooperative Forestry Assistance Act* (CFAA) of 1978 as amended. Such purposes are to provide public benefits to communities including economic benefits through sustainable forest management, environmental benefits including clean air, water, and wildlife habitat; benefits from forest-based educational programs; benefits from serving as models of effective forest stewardship; and recreational benefits secured with public access; and to acquire private forest lands that are threatened by conversion to nonforest uses. Program delivery is guided by the Community Forest Program regulations (36 CFR Part 230 Subpart A) (published 10/20/2011; 76 FR 65121). In accordance with these regulations the Grant Recipient acknowledges that:

1. This Property was purchased with Federal funds in accordance with the Community Forest Program (36 CFR Part 230 Subpart A) (published 10/20/2011; 76 FR 65121);
2. The legal description for the Property is as set forth in Exhibit 'A';
3. The address of the Grant Recipient and authorized title holder listed above is: 8411 East Lincoln Highway, Crown Point, Indiana 46307.
4. This Property is designated as a 'Community Forest' pursuant to the requirements of the Community Forest Program (CFP);

The Grant Agreement with the USDA Forest Service is agreement number 20-DG-11094200-068 and it is kept on file at:

U.S. Forest Service
Eastern Region State & Private Forestry
626 E. Wisconsin Ave.
Milwaukee, WI 53202

5. The Grant Recipient shall ensure that for all land(s) acquired pursuant to this grant is held in perpetuity by an eligible entity as defined by 36 CFR Part 230 (published 10/20/2011; 76 FR 65121) and that the Community Forest will be (i) managed pursuant to the grant, the Community Forest Plan, and the purpose of the CFP; (ii) will not be conveyed or encumbered, in whole or in part, to another party without written permission and instructions from the awarding agency; (iii) will be managed consistent with the purpose of the CFP;
6. In the event that the Community Forest is sold or converted to nonforest uses or a use inconsistent with the purpose of the CFP, the Grant Recipient or subsequent Community Forest landowner shall: (1) pay the United States an amount equal to the current sale price or the current appraised value of the parcel, whichever is greater; and (2) not be eligible for additional grants under the U.S. Forest Service Community Forest Program.



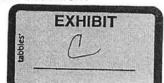
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GRANT OF DEVELOPMENT RIGHTS, CONSERVATION RESTRICTIONS and PUBLIC ACCESS

EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS that the GEO Group Inc., of the State of Florida, on behalf of themselves and their heirs, administrators, executors, successors and assigns (hereinafter "Grantors"), to and in consideration of the payment of Ten Dollars and other valuable consideration paid to its full satisfaction, does freely give, grant, sell, convey and confirm unto the Lake County Park and Recreation Board, a political subdivision of the State of Indiana, with its principal offices in 8411 East Lincoln Highway, Crown Point, IN 46307, and their respective successors and assigns (hereinafter "Grantees") as tenants in common, forever, the development rights, perpetual conservation easement restrictions, and public access easement (all as more particularly set forth below) in a certain tract of land (hereinafter "Protected Property") situated in Lake County, State of Indiana, the Protected Property being more particularly described in Exhibit A attached hereto and incorporated herein, but this conveyance shall only become effective upon the conveyance by Grantors of the underlying fee interest to the Lake County Park and Recreation Board.

The development rights hereby conveyed to Grantees shall include all development rights except those specifically reserved by Grantors herein and those reasonably required to carry out the permitted uses of the Protected Property as herein described. The development rights, perpetual conservation easement restrictions, and public access easement hereby conveyed to Grantees consist of covenants on the part of Grantors to do or refrain from doing, severally and collectively, the various acts set forth below. It is hereby acknowledged that the development rights, perpetual conservation easement restrictions, and public access easement



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shall constitute a servitude upon and shall run with the land but only if the Protected Property is conveyed to the Lake County Park and Recreation Board. In the event that the Protected Property is not conveyed to the Lake County Park and Recreation Board, this instrument shall not burden the Protected Property.

- I. Purposes of this Grant and Community Forest Plan is preservation of forested property.

Property of Lake County Recorder