



Recorded in Martin County, FL 7/2/2025 4:15 PM  
 Carolyn Timmann, Clerk of the Circuit Court & Comptroller  
 Rec Fees: \$61.00 Deed Tax: \$122,500.00  
 CFN#3135908 BK 3507 PG 2738 PAGE 1 of 7

Prepared by and return to:

**Robert A. Burson**  
 Attorney at Law  
 Robert A. Burson, P.A.  
 Post Office Box 1620  
 Stuart, FL 34995  
 772-286-1616  
 File Number: 25-004  
 Will Call No.: CH Box 39

\$17,500,000.00

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## Special Warranty Deed

This Special Warranty Deed made this 30 day of June 2025 between Tampa Farm Service, Inc, a Florida corporation whose post office address is 15310 Amberly Drive, Suite 250, Tampa, FL 33647, grantor, and Silver Fox 606 LLC, a Florida limited liability company whose post office address is 12800 US Highway One, Suite 300, Juno Beach, FL 33408, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida, to-wit:

**See Exhibit A attached hereto and made a part hereof for full legal description.**

Subject to taxes for 2025 and subsequent years and subject to the Permitted Exceptions listed on Exhibit B attached hereto and made a part hereof. It is specifically NOT the intent of the parties hereto to have the Permitted Exceptions be reimposed as a result of being listed within, or as an Exhibit to, this deed.

A portion of the property is subject to that Deed of Conservation Easement from Tampa Food Services, Inc. to South Florida Water Management District recorded in O.R. Book 1759, page 2859, public records of Martin County, Florida.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Jessica Ramos  
Witness Name: Jessica Ramos  
Witness Address: 600 Steamboat Rd  
Greenwich CT 06830

Gray Hufford  
Witness Name: Gray Hufford  
Witness Address: 600 Steamboat Rd  
Greenwich, CT 06830

Tampa Farm Service, Inc., a Florida corporation  
By: Michael H. Bynum  
Michael H. Bynum, President

(Corporate Seal)

State of ~~New York~~ Connecticut  
County of ~~Westchester~~ Fairfield

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 30 day of June, 2025 by Michael H. Bynum, President of Tampa Farm Service, Inc., a Florida corporation, on behalf of the corporation. He  is personally known to me or  has produced FL DRIVER LICENSE identification. 8550548564410

[Notary Seal]

Monika J Ingram  
Notary Public

Printed Name:

**MONIKA J INGRAM**  
Notary Public, State of Connecticut  
My Commission Expires 10/31/2028

My Commission Expires:



## Exhibit A

**Martin County Property Appraiser's Parcel ID numbers:**

Parcel Identification Number: 27-39-38-000-000-00040-3

Parcel Identification Number: 34-39-38-000-000-00011-4

Parcel Identification Number: 22-39-38-000-000-00040-4

A portion of Sections 22, 27 and 34, Township 39 South, Range 38 East, Martin County, Florida, being more particularly described as follows:

Commencing at the point of intersection of the East line of Section 1, Township 40 South, Range 38 East, with the Southerly right of way line (200.00 foot right of way) of CSX Transportation, Inc., formerly Seaboard System Railroad;

thence North 53 degrees 39 minutes 15 seconds West along said Southerly right of way line a distance of 16,615.08 feet to the POINT OF BEGINNING of this description;

thence continue North 53 degrees 39 minutes 15 seconds West along said Southerly right of way line a distance of 3,155.01 feet to the West line of said Section 22;

thence South 00 degrees 04 minutes 44 seconds West along the West line of said Section 22, a distance of 433.59 feet to the Southwest corner of said Section 22 (Northwest corner of Section 27);

thence South 00 degrees 46 minutes 08 seconds West along the West line of said Section 27, a distance of 5,353.36 feet to the Southwest corner of said Section 27 (Northwest corner of Section 34);

thence South 00 degrees 02 minutes 12 seconds West along the West line of said Section 34, a distance of 2,667.52 feet to the Southwest corner of the Northwest Quarter of said Section 34;

thence South 00 degrees 00 minutes 06 seconds East along the West line of said Section 34, a distance of 1,329.89 feet to the Northwest corner of the South Half of the Southwest Quarter of said Section 34;

thence North 89 degrees 26 minutes 46 seconds East along the North line of the South Half of the Southwest Quarter of said Section 34, a distance of 1,594.39 feet;

thence North 36 degrees 20 minutes 45 seconds East, a distance of 5,317.08 feet;

thence North 53 degrees 39 minutes 15 seconds West, a distance of 600.00 feet;

thence North 36 degrees 20 minutes 45 seconds East, a distance of 950.00 feet;

thence North 53 degrees 39 minutes 15 seconds West along a line 700.00 feet Southerly of and parallel with the said Southerly railroad right of way line a distance of 2,558.81 feet;

thence North 08 degrees 39 minutes 15 seconds West, a distance of 989.95 feet to the POINT OF BEGINNING.

## Exhibit A (Continued)

**TOGETHER WITH:**

A portion of Section 27, Township 39 South, Range 38 East, Martin County, Florida, being more particularly described as follows:

Commencing at the point of intersection of the East line of Section 1, Township 40 South, Range 38 East, with the Southerly right of way line (200.00 foot right of way) of Grantor, formerly Seaboard System Railroad;

thence North 53 degrees 39 minutes 15 seconds West along said Southerly right of way line a distance of 13,506.27 feet to the POINT OF BEGINNING of this description;

thence continue North 53 degrees 39 minutes 15 seconds West along said Southerly right of way line a distance of 3,108.81 feet;

thence South 08 degrees 39 minutes 15 seconds East, a distance of 989.95 feet;

thence South 53 degrees 39 minutes 15 seconds East along a line 700.00 feet Southerly, and parallel with, said Southerly right of way line a distance of 2,558.81 feet;

thence North 36 degrees 20 minutes 45 seconds East, a distance of 370.00 feet;

thence North 05 degrees 22 minutes 55 seconds East, a distance of 291.55 feet;

thence North 36 degrees 20 minutes 45 seconds East a distance of 80.00 feet to the POINT OF BEGINNING.

**LESS AND EXCEPT:** from the above lands that portion conveyed by Special Warranty Deed recorded in Official Records Book 981, Page 2152, Public Records of Martin County, Florida, being more particularly described as follows:

A parcel of land lying in Sections 27 and 34, Township 39 South, Range 38 East, Martin County, Florida. Said parcel being more particularly described as follows:

Commence at the Southeast corner of said Section 27;

thence bear North 00 degrees 01 minutes 15 seconds East along the East line of Section 27, a distance of 1077.86 feet;

thence South 36 degrees 20 minutes 45 seconds West, a distance of 1052.89 feet to the POINT OF BEGINNING of the herein described parcel of land;

thence continue South 36 degrees 20 minutes 45 seconds West, a distance of 712.87 feet;

thence North 53 degrees 39 minutes 15 seconds West, a distance of 715.00 feet;

**Exhibit A**  
**(Continued)**

thence North 36 degrees 20 minutes 45 seconds East, a distance of 2001.02 feet;

thence North 05 degrees 22 minutes 55 seconds East, a distance of 328.69 feet to a point in a line 80 feet Southwesterly of, as measured at right angles to, the Southwesterly right of way line of the C.S.X. Railroad;

thence South 53 degrees 39 minutes 15 seconds East along a line parallel to said right of way, a distance of 134.11 feet;

thence South 05 degrees 22 minutes 55 seconds West, a distance of 291.55 feet;

thence South 36 degrees 20 minutes 45 seconds West, a distance of 1320.00 feet;

thence South 53 degrees 39 minutes 15 seconds East, a distance of 600.00 feet to the POINT OF BEGINNING of the herein described parcel of land.

**FURTHER LESS AND EXCEPT the following:**

All of INDIANTOWN EGG PRODUCTION COMPLEX, according to the Plat thereof as recorded in Plat Book 16, Page 84, Public Records of Martin County, Florida.

F:\E\REAL-EST\FERREIRA\25-004\LEGAL DESCRIPTION 02

**Exhibit B to Special Warranty Deed  
Permitted Exceptions Which Are Not Hereby Reimposed**

01. Easement and covenant reserved in Deeds recorded in O.R. Book 701, Page 745 and O.R. Book 701, Page 748, as affected by Release recorded in O.R. Book 892, Page 1889 and Partial Release recorded in O.R. Book 981, Page 2179, Public Records of Martin County, Florida.
02. Declaration of Roadway Easement recorded in O.R. Book 701, Page 1218, as affected by Amendment recorded in O.R. Book 981, Page 2166, both of the Public Records of Martin County, Florida, which contain easements, covenants and conditions.
03. Notice of Use of Real Estate recorded in O.R. Book 702, Page 1310, Public Records of Martin County, Florida.
04. Declaration of Restrictions recorded in O.R. Book 771, Page 328, Public Records of Martin County, Florida.
05. Indiantown Egg Production Complete Interim Water System Agreement recorded in O.R. Book 801, Page 1148, as affected by Partial Release recorded in O.R. Book 981, Page 2171, Public Records of Martin County, Florida, which contain covenants and conditions.
06. Indiantown Egg Production Complex Covenant Running with the Land recorded in O.R. Book 818, Page 623, Public Records of Martin County, Florida.
07. Easement recorded in O.R. Book 981, Page 2157, Public Records of Martin County, Florida.
08. Easement Agreement recorded in O.R. Book 380, Page 268, re-recorded in O.R. Book 393, Page 1303, as affected by Amendment recorded in O.R. Book 981, Page 2199, Public Records of Martin County, Florida. The Deed to Owner recorded in O.R. Book 701 Page 745 stated that the Land contained in the Deed was subject to "a Florida Power and Light underground oil pipeline and a 110 foot Florida Power and Light utility easement but the location of the pipeline and easement were not identified. The utility easement has been identified by that document entitled "Confirmation Re: Florida Power and Light Easement" to be recorded prior to the recording of this Deed, as being the easement described above in this exception.
09. Resolution Number 03-2.11 regarding master and final site plan approval recorded in O.R. Book 1758, Page 331, Public Records of Martin County, Florida.

10. Unity of Title recorded in O.R. Book 1758, Page 345, Public Records of Martin County, Florida.
11. Deed of Conservation Easement recorded in O.R. Book 1759, Page 2859, Public Records of Martin County, Florida.
12. Pipeline Easement from Tampa Farm Service, Inc. to Florida Power & Light Company recorded in O.R. Book 2629, Page 187, as affected by Amendment recorded in O.R. Book 2774, Page 1498, and as assigned by Florida Power & Light Company to Florida Southeast Connection, LLC as recorded in O.R. Book 3064, page 432, all of the Public Records of Martin County, Florida.
13. The Deed to Owner recorded in O.R. Book 701 Page 745 stated that the Land contained in the Deed was subject to "a Florida Power and Light underground oil pipeline and a 110 foot Florida Power and Light utility easement but the location of the pipeline and easement were not identified. The underground oil pipeline location has now been identified in that document entitled "Pipeline Easement" to be recorded prior to the recording of this Deed.