

This instrument prepared by:  
Ellen MacArthur, Real Property  
Martin County  
2401 SE Monterey Road  
Stuart, FL 34996

Project Name: The Paddock - ROW Dedication  
PCN'S: 24-38-40-000-004-00010-6  
24-38-40-000-013-00000-9  
RP#: 3809

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

## WARRANTY DEED

THIS WARRANTY DEED is made this 25 day of NOVEMBER, 2025, by FINLAND CAPITAL LLC, a Delaware limited liability company, whose mailing address is 1111 Kane Concourse Suite 209, Bay Barbor Islands, Florida 33154 ("Grantor"), to MARTIN COUNTY, a political subdivision of the State of Florida, whose address is 2401 S.E. Monterey Road, Stuart, Florida 34996 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, conveys, and confirms unto Grantee all that certain land situate in Martin County, Florida and legally described on Exhibit "A" attached hereto (the "Property").

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

SUBJECT TO real estate taxes for 2025, if any, and all subsequent years, applicable zoning and land use laws, ordinances, regulations, restrictions, and other requirements imposed by governmental authorities; all facts that would be shown by an accurate, current survey; and all matters of record, including, but not limited to, all rights of way, restrictions, reservations, covenants, conditions, easements, encumbrances, agreements, and matters appearing on any applicable plat, but nothing herein shall be deemed to reimpose any such matters.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple and that Grantor has good right and lawful authority to sell and convey Grantor's interest in and to the Property; and hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

Accepted pursuant to  
Resolution No. \_\_\_\_\_  
on \_\_\_\_\_

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Grantor further warrants that there are no mortgages encumbering the Property except for those certain Mortgages in favor of:

Benworth Capital Partners PR, LLC, , dated June 25, 2025 and recorded July 1, 2025 in Official Records Book 3507, Page 1190, as assigned to HEPA LLC, Quilitos, LLC, David Fernandez, Danvic Corporation, DAV-ROD, LLC, ANGA Properties LLC, CG Investor Holdings LLC, Ariesman LLC, Y&T Management Inc., MCCV Holdings, Maria S. Barroso Revocable Trust, Maximo Marrero and MLRSB Holdings LLC by Assignment dated June 25, 2025 and recorded July 18, 2025 in Official Records Book 3510, Page 1508; and

Collateral Assignment of Leases, Rents and Profits in favor of Benworth Capital Partners PR LLC, whose address is 700 Biltmore Way, Suite C-1, Coral Gables, Florida 33134, dated June 25, 2025 and recorded July 1, 2025 in Official Records Book 3507, Page 1213.

{SIGNATURE PAGE TO FOLLOW}

IN WITNESS WHEREOF, the Grantor has executed these presents the day and year first above written.

WITNESSES:



Witness #1 Signature

Printed Name: Oleg Dyatkevich  
Witness Address: 636 NW 38th Cir,  
Boca Raton, FL 33431



Witness #2 Signature

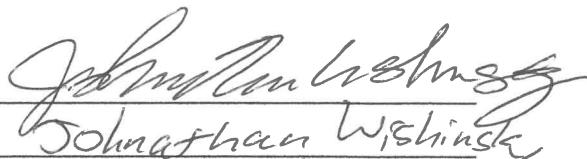
Printed Name: Bruce Adler  
Witness Address: 222 Poinciana Rd Ste 106  
Boca Raton, FL 33431

STATE OF Florida }  
COUNTY OF Jupiter Beach }

The foregoing instrument was signed, delivered, and acknowledged before me by means of  physical presence or  online notarization this 25 <sup>November</sup> day of, 2025, by FINLAND CAPITAL LLC, a Delaware limited liability company by Oleg Dyatkevich, its manager, on behalf of the company. He/she  is personally known to me or  has produced a Florida drivers license as identification.

(Affix Notary Seal)



Signature:   
Print Name: Johnathan Wishinsky  
Commission No.: HH 250818  
Commission Expires: 4/7/26

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Prepared by and after recording, return to:  
Clear Title Services, Inc.  
Andrew Feldman, Esq.  
1111 Kane Concourse, Suite 209  
Bay Harbor Islands, FL 33154

[Space Above This Line For Recording Data]

### PARTIAL RELEASE OF MORTGAGE

This Partial Release of Mortgage (this “**Partial Release**”) is executed this 16 day of December 2025, by BENWORTH CAPITAL PARTNERS PR, LLC, a Puerto Rican limited liability company, having an office at 700 Biltmore Way, Suite C-1, Coral Gables, FL 33134 (“**Mortgagee**”).

**WHEREAS**, Mortgagee is the current servicer and holder of that certain Mortgage and Security Agreement between Mortgagee and Finland Capital, LLC, a Delaware limited liability company, dated June 25, 2025, and recorded July 1, 2025, in Official Records Book 3507, at Page 1190, of the Public Records of Martin County, Florida, (the “**Mortgage**”).

**NOW, THEREFORE**, for Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Mortgagee hereby releases, remises, quit claims, exonerates and discharges from the lien and operation of the Mortgage that certain portion of the property encumbered by the Mortgage more particularly described on Exhibit “A” attached hereto (the “**Released Property**”). The property described is a Right of Way dedication.

By this Partial Release, the Mortgagee further releases the Released Property from the lien of the following loan documents (the “**Other Loan Documents**”):

1. Assignment of Rents, Leases, Profits and Contracts dated June 25, 2025, between Mortgagee and Finland Capital, LLC, a Delaware limited liability company, recorded July 1, 2025, in Official Records Book 3507, at Page 1213, of the Public Records of Martin County, Florida,
2. Assignment of Deed of Trust/Mortgage dated June 25, 2025 and recorded July 18, 2025, in Official Records Book 3510, at Page 1508, of the Public Records of Martin County, Florida.

Provided that nothing herein contained shall in any way impair, alter or diminish the effect, lien or encumbrance of the Mortgage and the Other Loan Documents on the remaining portion of the property encumbered by the Mortgage and the Other Loan Documents not heretofore or hereby

released therefrom, or any of the rights and remedies of Mortgagee under the Mortgage or the Other Loan Documents.

**IN WITNESS WHEREOF**, the Mortgagee has executed this Partial Release as of the day and year first above written.

WITNESSES:

  
Print Name: Angelica Castro  
Address: 700 Biltmore Way, Coral Gables, FL 33134

  
Print Name: Karina Villaseca  
Address: 700 Biltmore Way, C-1  
Coral Gables, FL 33134

MORTGAGEE:

BENWORTH CAPITAL PARTERS PR,  
LLC

By: 

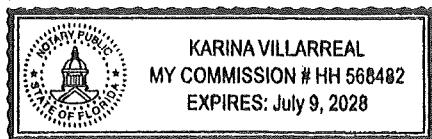
Name: Henry Jimenez  
Title: President

STATE OF FL )

COUNTY OF Miami, Dade)

I HEREBY CERTIFY that on this day, before me by means of (  ) physical presence or (  ) online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Henry Jimenez, President of BENWORTH CAPITAL PARTNERS PR, LLC. Such person is personally known to me (  ) or (  ) has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 16 day of December 2025.



My Commission Expires: 07/09/2028

A handwritten signature in black ink, appearing to read 'Karina Villarreal'.

Notary Public

Karina Villarreal  
(Printed Name of Notary)

HH 568482

(Serial Number, if any)

**EXHIBIT A**

## EXHIBIT A

### LEGAL DESCRIPTION

COMMENCE AT THE NORTH QUARTER CORNER OF SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST; THENCE SOUTH 89°42'42" EAST ALONG THE NORTH LINE OF SAID SECTION 24 A DISTANCE OF 15.18 FEET; THENCE DEPARTING THE NORTH LINE OF SAID SECTION 24 SOUTH 00°17'18" WEST A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SOUTHWEST MARTIN HIGHWAY, A 100 FOOT WIDE RIGHT OF WAY, AS SHOWN IN FLORIDA DEPARTMENT OF TRANSPORTATION PROJECT NUMBER 89000-2602, SEGMENT NUMBER 230978.2 AND THE POINT OF BEGINNING;

THENCE SOUTH 89°42'42" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF SAID SOUTHWEST MARTIN HIGHWAY A DISTANCE OF 331.52 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE SOUTH 00°06'09" WEST A DISTANCE OF 32.00 FEET; THENCE NORTH 89°42'42" WEST ALONG A LINE 32.00 FEET SOUTHERLY OF AND PARALLEL WITH SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 296.51 FEET; THENCE SOUTH 45°11'03" WEST A DISTANCE OF 35.29 FEET; THENCE SOUTH 00°04'43" WEST ALONG A LINE 10.00 FEET EASTERLY OF AND PARALLEL WITH THE EAST RIGHT OF WAY LINE OF SOUTHWEST 30TH AVENUE AS RECORDED IN THE PLAT OF PALM CITY FARMS, PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH, NOW MARTIN COUNTY, FLORIDA, A DISTANCE OF 535.50 FEET; THENCE SOUTH 89°55'17" EAST A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°04'43" WEST ALONG A LINE 20.00 FEET EASTERLY OF AND PARALLEL WITH SAID EAST RIGHT OF WAY LINE OF SOUTHWEST 30TH AVENUE A DISTANCE OF 19.94 FEET TO THE SOUTH LINE OF TRACT 4 AND THE NORTH LINE OF TRACT 13 OF SAID PLAT OF PALM CITY FARMS; THENCE SOUTH 00°04'43" WEST ALONG A LINE 20.00 FEET EASTERLY OF AND PARALLEL WITH SAID EAST RIGHT OF WAY LINE OF SOUTHWEST 30TH AVENUE A DISTANCE OF 52.05 FEET; THENCE NORTH 89°55'17" WEST A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°04'43" WEST ALONG A LINE 10.00 FEET EASTERLY OF AND PARALLEL WITH SAID EAST RIGHT OF WAY LINE OF SOUTHWEST 30TH AVENUE A DISTANCE OF 304.62 FEET TO THE CENTERLINE OF DANFORTH CREEK; THENCE SOUTH 55°38'02" WEST ALONG THE CENTERLINE OF DANFORTH CREEK A DISTANCE OF 12.13 FEET; THENCE DEPARTING THE CENTERLINE OF DANFORTH CREEK NORTH 00°04'43" EAST ALONG SAID EAST RIGHT OF WAY LINE OF SOUTHWEST 30TH AVENUE A DISTANCE OF 363.61 FEET TO THE SOUTH LINE OF TRACT 4 AND THE NORTH LINE OF TRACT 13 OF SAID PLAT OF PALM CITY FARMS; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE OF SOUTHWEST 30TH AVENUE NORTH 00°04'43" EAST A DISTANCE OF 612.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 21,047 SQUARE FEET OR 0.48 ACRES MORE OR LESS.



**NORTHSTAR  
GEOMATICS**

5820 NW ZENITH DR  
PORT ST LUCIE, FLORIDA 34986  
(772) 781-6400 WWW.NSGEO.COM  
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF  
PADDOCK AT PALM CITY  
RIGHT OF WAY  
DEDICATION  
MARTIN COUNTY, FLORIDA

SHEET NO.

1  
OF  
9

PROJECT NO.  
21-049

## EXHIBIT A

### LEGAL DESCRIPTION

COMMENCE AT THE NORTH QUARTER CORNER OF SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST; THENCE SOUTH 89°42'42" EAST ALONG THE NORTH LINE OF SAID SECTION 24 A DISTANCE OF 15.18 FEET; THENCE DEPARTING THE NORTH LINE OF SAID SECTION 24 SOUTH 00°17'18" WEST A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SOUTHWEST MARTIN HIGHWAY, A 100 FOOT WIDE RIGHT OF WAY, AS SHOWN IN FLORIDA DEPARTMENT OF TRANSPORTATION PROJECT NUMBER 89000-2602, SEGMENT NUMBER 230978.2 AND THE POINT OF BEGINNING;

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CONTAINING 21,047 SQUARE FEET OR 0.48 ACRES MORE OR LESS.

## MARTIN COUNTY SURVEYOR'S NOTES

1. BEARING BASIS IS THE NORTH LINE OF SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 E HAVING A BEARING OF SOUTH 89°42'42" EAST AND GRID NORTH BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011, AS ESTABLISHED BY NATIONAL GEODETIC SURVEY.
2. THIS IS NOT A SURVEY.
3. THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF 9 SHEETS, WITH SHEETS 4 THROUGH 9 BEING THE SKETCH OF DESCRIPTION.
4. THIS SKETCH AND DESCRIPTION OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
5. THIS DOCUMENT MAY BE REPRODUCED UPON REQUEST IN AN ALTERNATIVE FORMAT BY CONTACTING THE COUNTY ADA COORDINATOR (772)320-3131, THE COUNTY ADMINISTRATION OFFICE (772)-288-5400, FLORIDA RELAY 711, OR BY COMPLETING OUR ACCESSIBILITY FEEDBACK FORM AT [WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK](http://WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK).

### LEGEND

CCR = CERTIFIED CORNER RECORD  
DB = DEED BOOK  
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION  
ORB = OFFICIAL RECORDS BOOK  
PCN = PARCEL CONTROL NUMBER  
PG = PAGE  
R/W = RIGHT-OF-WAY

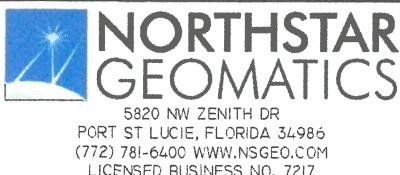
DRAWING DATE: 12/2/2025

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 5J-17.050 - 17.052.

12-3-2025  
DATE

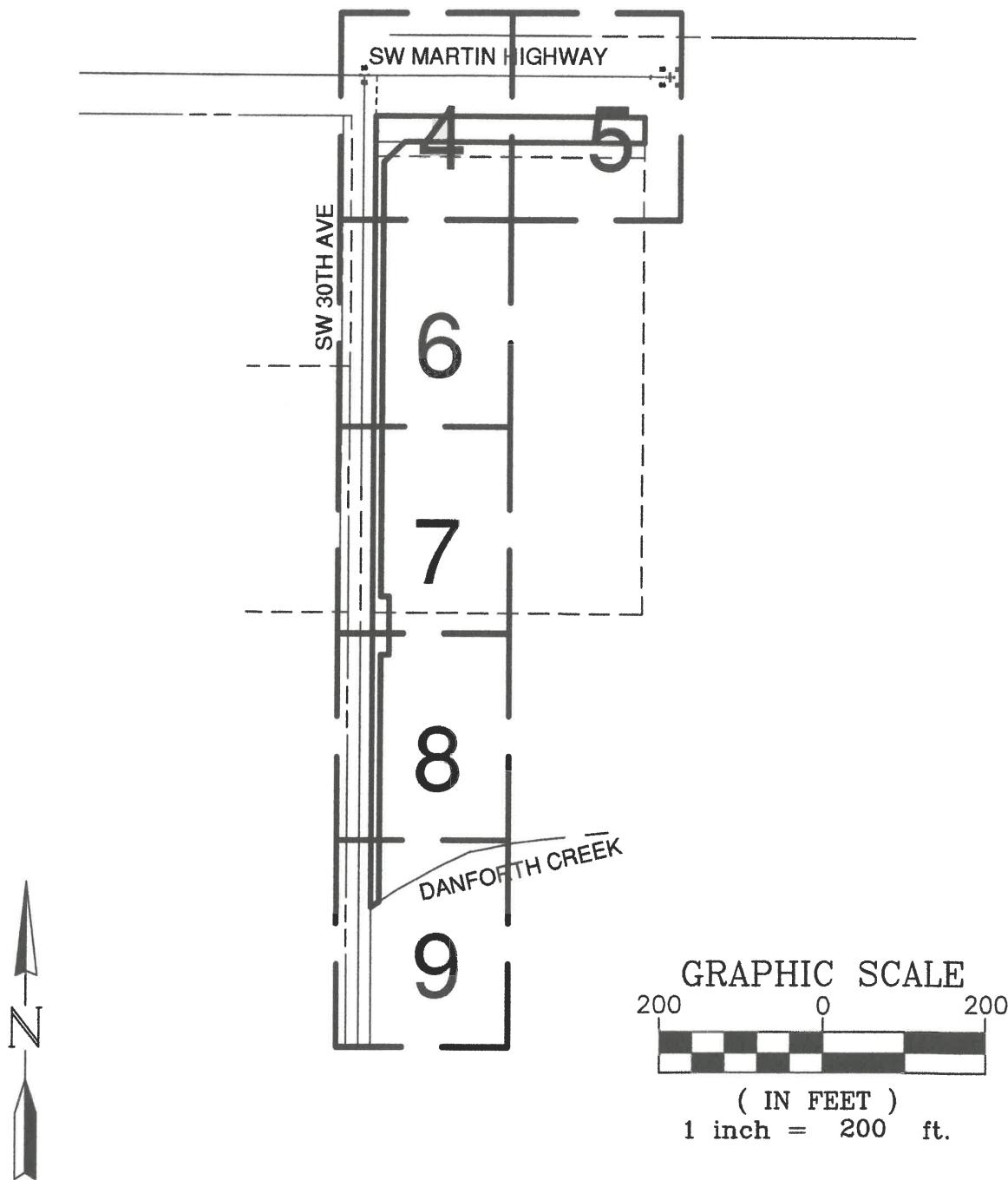
  
FRANK C. VELDHUIS  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATION NO. 6582



SKETCH AND LEGAL DESCRIPTION OF  
PADDOCK AT PALM CITY  
RIGHT OF WAY  
DEDICATION  
MARTIN COUNTY, FLORIDA

SHEET NO. 2  
OF 9  
PROJECT NO.  
21-049

## INDEX SHEET



**NORTHSTAR  
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LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF  
PADDOCK AT PALM CITY  
RIGHT OF WAY  
DEDICATION  
MARTIN COUNTY, FLORIDA

SHEET NO.  
3  
OF 9  
PROJECT NO.  
21-049

**POINT OF COMMENCEMENT**  
NORTH QUARTER  
CORNER OF SECTION 24,  
TOWNSHIP 38 SOUTH,  
RANGE 40 EAST  
FOUND 5/8" IRON ROD  
(NO ID)  
CCR# 117176

MARTIN COUNTY HIGHWAY 714  
SW MARTIN HIGHWAY  
FORMERLY STATE ROAD 714  
STATE PROJECT NUMBER 89000-2602  
SEGMENT NUMBER 230978.2

100' RIGHT OF WAY  
S89°42'42"E - 2712.40' MAP BOOK 1, PAGE 15  
BEARING BASIS

NORTH LINE OF SECTION 24

**POINT OF BEGINNING**

10' COUNTY RIGHT OF WAY  
ORB 1728 PG 2430

SW 30TH AVENUE  
30' PUBLIC RIGHT OF WAY  
PALM CITY FARMS PLAT BOOK 6, PAGE 42  
PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

NO 0°0'43"E - 612.40'  
S00°0'43"W - 535.50'  
EAST R/W LINE  
SW 30TH AVENUE  
S00°0'43"W - 35.29'

ROAD RESERVATION IN DEED BOOK 18, PAGE 455; TRANSFERRED TO  
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
PER ORB 2699, PAGE 2368 AND RELEASED IN ORB 3402, PAGE 2898

RIGHT OF WAY DEDICATION  
21,047 SQUARE FEET  
OR 0.48 ACRES±

N89°42'42"W - 296.51'

REMAINING 18' OF 100' ROAD RESERVATION IN,  
DEED BOOK 18, PAGE 455 AND RELEASED IN ORB 3402, PAGE 2898

PCN: 243840000004000106  
ORB 3179 PG 24  
TRACT 4  
PALM CITY FARMS PLAT BOOK 6, PAGE 42  
PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

**GRAPHIC SCALE**  
30 0 30  
( IN FEET )  
1 inch = 30 ft.

SEE SHEET 6



**NORTHSTAR  
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(772) 781-6400 WWW.NSGEO.COM  
LICENSED BUSINESS NO. 7217

**SKETCH AND LEGAL DESCRIPTION OF  
PADDOCK AT PALM CITY  
RIGHT OF WAY  
DEDICATION  
MARTIN COUNTY, FLORIDA**

**SHEET NO.  
4  
OF  
9**  
**PROJECT NO.  
21-049**

SEE SHEET 4

50.00'

S89°42'42"E - 2712.40'  
BEARING BASIS

NORTH LINE OF SECTION 24

FOUND CONCRETE MONUMENT WITH  
BRASS DISK STAMPED "PUBLIC LAND  
TALLAHASSEE MERIDIAN SURVEY  
CORNER GCY LB 4108 2016"  
CCR# 108869

13 18  
24 19

MARTIN COUNTY HIGHWAY 714  
SW MARTIN HIGHWAY  
FORMERLY STATE ROAD 714  
STATE PROJECT NUMBER 89000-2602  
SEGMENT NUMBER 230978.2  
100' RIGHT OF WAY  
MAP BOOK 1, PAGE 15

100.00'

32.00'

S89°42'42"E - 331.52'

SOUTH R/W LINE

ROAD RESERVATION IN DEED BOOK 18, PAGE 455; TRANSFERRED TO  
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
PER ORB 2699, PAGE 2368 AND RELEASED IN ORB 3402, PAGE 2898

RIGHT OF WAY DEDICATION  
21,047 SQUARE FEET  
OR 0.48 ACRES $\pm$

50.00'  
S00°06'09"W  
32.00'

N89°42'42"W - 296.51'

REMAINING 18' OF 100' ROAD RESERVATION IN,  
DEED BOOK 18, PAGE 455 AND RELEASED IN ORB 3402, PAGE 2898

PCN: 243840000004000106  
ORB 3179 PG 24  
TRACT 4

PALM CITY FARMS PLAT BOOK 6, PAGE 42  
PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

MARTIN COUNTY HIGHWAY 714  
SW MARTIN HIGHWAY  
FORMERLY STATE ROAD 714  
STATE PROJECT NUMBER 89000-2602  
DETENTION POND  
ORB 2441, PG 2645

GRAPHIC SCALE

30 0 30  
( IN FEET )

1 inch = 30 ft.



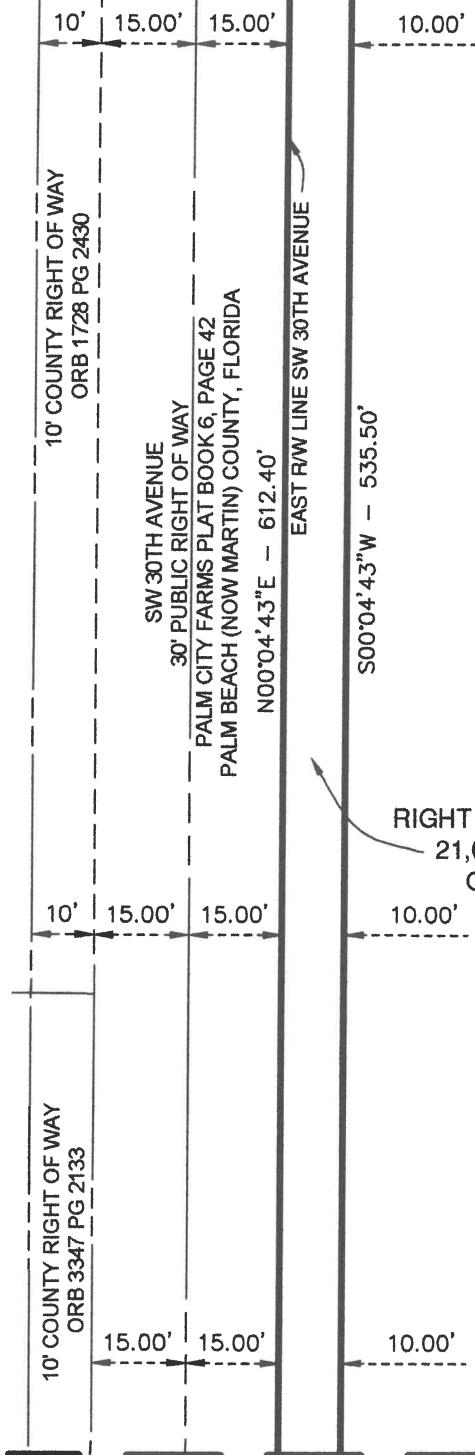
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SKETCH AND LEGAL DESCRIPTION OF  
PADDOCK AT PALM CITY  
RIGHT OF WAY  
DEDICATION  
MARTIN COUNTY, FLORIDA

SHEET NO.  
5  
OF 9  
PROJECT NO.  
21-049

SEE SHEET 4

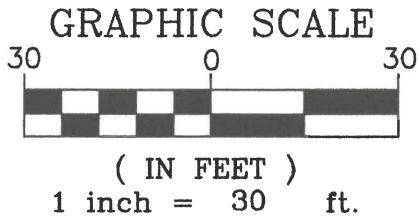


PCN: 243840000004000106

ORB 3179 PG 24

TRACT 4

PALM CITY FARMS PLAT BOOK 6, PAGE 42  
PALM BEACH (NOW MARTIN) COUNTY, FLORIDA



SEE SHEET 7



**NORTHSTAR  
GEOMATICS**

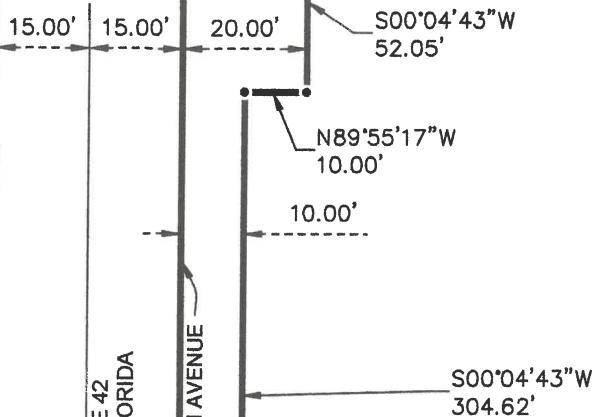
5820 NW ZENITH DR  
PORT ST LUCIE, FLORIDA 34986  
(772) 781-6400 [WWW.NSGEO.COM](http://WWW.NSGEO.COM)  
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF  
PADDOCK AT PALM CITY  
RIGHT OF WAY  
DEDICATION  
MARTIN COUNTY, FLORIDA

SHEET NO.  
6  
OF 9  
PROJECT NO.  
21-049



SEE SHEET 7

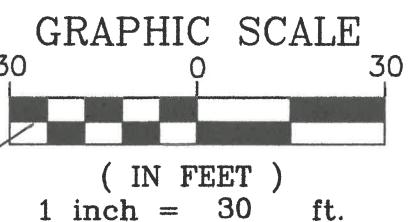


SW 30TH AVENUE  
30' PUBLIC RIGHT OF WAY  
PALM CITY FARMS PLAT BOOK 6, PAGE 42  
PALM BEACH (NOW MARTIN) COUNTY, FLORIDA  
N00°04'43"E - 363.61'

PCN: 2438400001300009  
ORB 3179 PG 24  
TRACT 13  
PALM CITY FARMS PLAT BOOK 6, PAGE 42  
PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

S00°04'43"W - 304.62'

RIGHT OF WAY DEDICATION  
21,047 SQUARE FEET  
OR 0.48 ACRES±



SEE SHEET 9



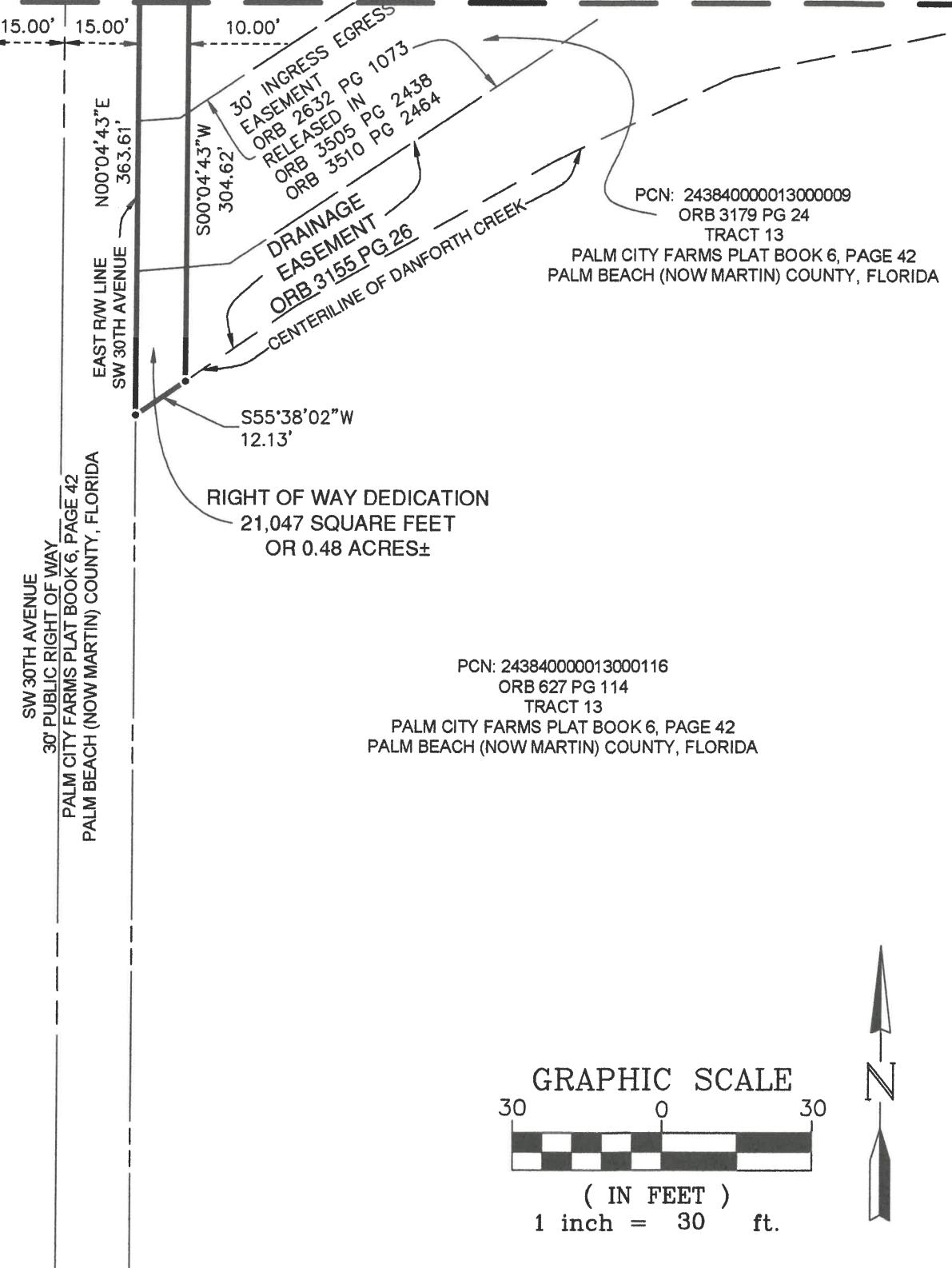
**NORTHSTAR  
GEOMATICS**

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LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF  
PADDOCK AT PALM CITY  
RIGHT OF WAY  
DEDICATION  
MARTIN COUNTY, FLORIDA

SHEET NO.  
8  
OF 9  
PROJECT NO.  
21-049

SEE SHEET 8



**NORTHSTAR**  
GEOMATICS

5820 NW ZENITH DR  
PORT ST LUCIE, FLORIDA 34986  
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SKETCH AND LEGAL DESCRIPTION OF  
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MARTIN COUNTY, FLORIDA

SHEET NO.  
9  
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