

Vacant Land Contract

1 **1. Sale and Purchase ("Contract"):** The Rogers Revocable Trust, R. Julian Rogers & Estaline A. Rogers, CoTTEEs
2 ("Seller") and Martin County Board of County Commissioners
3 ("Buyer") (the "parties") agree to sell and buy on the terms and conditions specified below the property ("Property")
4 described as:
5 Address: 7809 & 7819 SE Cactus Trail, Hobe Sound Florida 33455
6 Legal Description: _____

7 *SEE ATTACHED EXHIBIT A*
8 _____
9 _____
10 _____

11 SEC 34 /TWP / 38 /RNG 42 of Martin County County, Florida. Real Property ID No.: 34-38-42-004-000-00260-2
12 including all improvements existing on the Property and the following additional property: 34-38-42-004-000-00180-9
13 _____

14 **2. Purchase Price:** (U.S. currency)..... \$ 200,000.00

15 All deposits will be made payable to "Escrow Agent" named below and held in escrow by:

16 Escrow Agent's Name: Robert A. Burson, PA

17 Escrow Agent's Contact Person: Robert Burson

18 Escrow Agent's Address: PO Box 1620, Stuart Florida 34995

19 Escrow Agent's Phone: (772) 286-1616

20 Escrow Agent's Email: bob@robertburson.com

21 (a) Initial deposit (\$0 if left blank) (Check if applicable)

22 accompanies offer

23 will be delivered to Escrow Agent within _____ days (3 days if left blank)

24 after Effective Date \$ _____

25 (b) Additional deposit will be delivered to Escrow Agent (Check if applicable)

26 within _____ days (10 days if left blank) after Effective Date

27 within _____ days (3 days if left blank) after expiration of Due Diligence Period \$ _____

28 (c) Total Financing (see Paragraph 6) (express as a dollar amount or percentage)..... \$ -0-

29 (d) Other: \$ _____

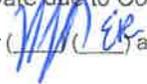
30 (e) Balance to close (not including Buyer's closing costs, prepaid items, and prorations) 200,000.00
31 to be paid at closing by wire transfer or other Collected funds..... \$ _____

32 (f) (Complete only if purchase price will be determined based on a per unit cost instead of a fixed price.) The
33 unit used to determine the purchase price is lot acre square foot other (specify): _____
34 prorating areas of less than a full unit. The purchase price will be \$ _____ per unit based on a
35 calculation of total area of the Property as certified to Seller and Buyer by a Florida licensed surveyor in
36 accordance with Paragraph 8(c). The following rights of way and other areas will be excluded from the
37 calculation: _____

38 **3. Time for Acceptance; Effective Date:** Unless this offer is signed by Seller and Buyer ~~and an executed copy~~
39 ~~delivered to all parties on or before February 13, 2026~~, this offer will be withdrawn and Buyer's deposit, if
40 any, will be returned. ~~The time for acceptance of any counter offer will be 2 days after the date the counter offer is~~
41 ~~delivered. The "Effective Date" of this Contract is the date on which the last one of the Seller and Buyer~~
42 ~~has signed or initialed and delivered this offer or the final counter-offer.~~

43 **4. Closing Date:** This transaction will close on within 90days of Effective Date ("Closing Date"), unless specifically
44 extended by other provisions of this Contract. The Closing Date will prevail over all other time periods including,
45 but not limited to, Financing and Due Diligence periods. However, if the Closing Date occurs on a Saturday,
46 Sunday, or national legal holiday, it will extend to 5:00 p.m. (where the Property is located) of the next business
47 day. In the event insurance underwriting is suspended on Closing Date and Buyer is unable to obtain property
48 insurance, Buyer may postpone closing for up to 5 days after the insurance underwriting suspension is lifted. If
49 this transaction does not close for any reason, Buyer will immediately return all Seller provided documents and
50 other items.

51 **5. Extension of Closing Date:** If Paragraph 6(b) is checked and Closing Funds from Buyer's lender(s) are not
52 available on Closing Date due to Consumer Financial Protection Bureau Closing Disclosure delivery requirements

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53 ("CFPB Requirements), if applicable, then Closing Date shall be extended for such period necessary to satisfy
54 CFPB Requirements, provided such period shall not exceed 10 days.

55 **6. Financing: (Check as applicable)**

56 (a) Buyer will pay cash for the Property with no financing contingency.

57 (b) This Contract is contingent on Buyer qualifying for and obtaining the commitment(s) or approval(s)
58 specified below ("Financing") within _____ days after Effective Date (Closing Date or 30 days after Effective
59 Date, whichever occurs first, if left blank) ("Financing Period"). Buyer will apply for Financing within _____
60 days after Effective Date (5 days if left blank) and will timely provide any and all credit, employment, financial,
61 and other information required by the lender. If Buyer, after using diligence and good faith, cannot obtain the
62 Financing within the Financing Period, either party may terminate this Contract and Buyer's deposit(s) will be
63 returned.

64 (1) **New Financing:** Buyer will secure a commitment for new third party financing for \$ _____
65 or _____% of the purchase price at (Check one) a fixed rate not exceeding _____% an
66 adjustable interest rate not exceeding _____% at origination (a fixed rate at the prevailing interest rate
67 based on Buyer's creditworthiness if neither choice is selected). Buyer will keep Seller and Broker fully
68 informed of the loan application status and progress and authorizes the lender or mortgage broker to
69 disclose all such information to Seller and Broker.

70 (2) **Seller Financing:** Buyer will execute a first second purchase money note and mortgage to
71 Seller in the amount of \$ _____, bearing annual interest at _____% and payable as follows:

72 _____
73 The mortgage, note, and any security agreement will be in a form acceptable to Seller and will follow
74 forms generally accepted in the county where the Property is located; will provide for a late payment fee
75 and acceleration at the mortgagee's option if Buyer defaults; will give Buyer the right to prepay without
76 penalty all or part of the principal at any time(s) with interest only to date of payment; will be due on
77 conveyance or sale; will provide for release of contiguous parcels, if applicable; and will require Buyer to
78 keep liability insurance on the Property, with Seller as additional named insured. Buyer authorizes Seller
79 to obtain credit, employment, and other necessary information to determine creditworthiness for the
80 financing. Seller will, within 10 days after Effective Date, give Buyer written notice of whether or not Seller
81 will make the loan.

82 (3) **Mortgage Assumption:** Buyer will take title subject to and assume and pay existing first mortgage to

83 _____
84 LN# _____ in the approximate amount of \$ _____ currently payable at
85 \$ _____ per month, including principal, interest, taxes and insurance, and having a
86 fixed other (describe) _____
87 interest rate of _____% which will will not escalate upon assumption. Any variance in the mortgage
88 will be adjusted in the balance due at closing with no adjustment to purchase price. Buyer will purchase
89 Seller's escrow account dollar for dollar. If the interest rate upon transfer exceeds _____% or the
90 assumption/transfer fee exceeds \$ _____, either party may elect to pay the excess, failing
91 which this Contract will terminate; and Buyer's deposit(s) will be returned. If the lender disapproves
92 Buyer, this Contract will terminate; and Buyer's deposit(s) will be returned.

93 **7. Assignability: (Check one)** Buyer may assign and thereby be released from any further liability under this
94 Contract, may assign but not be released from liability under this Contract, or may not assign this Contract.

95 **8. Title:** Seller has the legal capacity to and will convey marketable title to the Property by statutory warranty
96 deed special warranty deed other (specify) _____, free of liens, easements,
97 and encumbrances of record or known to Seller, but subject to property taxes for the year of closing; covenants,
98 restrictions, and public utility easements of record; existing zoning and governmental regulations; and (list any
99 other matters to which title will be subject) _____,
100 provided there exists at closing no violation of the foregoing.

101 (a) **Title Evidence:** The party who pays for the owner's title insurance policy will select the closing agent and pay
102 for the title search, including tax and lien search (including municipal lien search) if performed, and all other
103 fees charged by closing agent. ~~Seller will deliver to Buyer,~~ at
104 (Check one) Seller's Buyer's expense and
105 (Check one) within 15 days after Effective Date at least _____ days before Closing Date,
106 (Check one)

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- 107 (1) a title insurance commitment by a Florida licensed title insurer setting forth those matters to be
108 discharged by **Seller** at or before closing and, upon **Buyer** recording the deed, an owner's policy in the
109 amount of the purchase price for fee simple title subject only to the exceptions stated above. If **Buyer** is
110 paying for the owner's title insurance policy and **Seller** has an owner's policy, **Seller** will deliver a copy to
111 **Buyer** within 15 days after Effective Date.
- 112 (2) an abstract of title, prepared or brought current by an existing abstract firm or certified as correct by an
113 existing firm. However, if such an abstract is not available to **Seller**, then a prior owner's title policy
114 acceptable to the proposed insurer as a base for reissuance of coverage may be used. The prior policy will
115 include copies of all policy exceptions and an update in a format acceptable to **Buyer** from the policy
116 effective date and certified to **Buyer** or **Buyer's** closing agent together with copies of all documents
117 recited in the prior policy and in the update. If such an abstract or prior policy is not available to **Seller**,
118 then (1) above will be the title evidence.
- 119 (b) **Title Examination:** After receipt of the title evidence, **Buyer** will, within 15 days (10 days if left blank) but
120 no later than Closing Date, deliver written notice to **Seller** of title defects. Title will be deemed acceptable to
121 **Buyer** if (i) **Buyer** fails to deliver proper notice of defects or (ii) **Buyer** delivers proper written notice and **Seller**
122 cures the defects within 30 days (30 days if left blank) ("Cure Period") after receipt of the notice. If the
123 defects are cured within the Cure Period, closing will occur within 10 days after receipt by **Buyer** of notice of
124 such cure. **Seller** may elect not to cure defects if **Seller** reasonably believes any defect cannot be cured within
125 the Cure Period. If the defects are not cured within the Cure Period, **Buyer** will have 10 days after receipt of
126 notice of **Seller's** inability to cure the defects to elect whether to terminate this Contract or accept title subject
127 to existing defects and close the transaction without reduction in purchase price.
- 128 (c) **Survey:** **Buyer** may, at **Buyer's** expense, have the Property surveyed and must deliver written notice to
129 **Seller**, within 5 days after receiving survey but not later than 5 days before Closing Date, of any
130 encroachments on the Property, encroachments by the Property's improvements on other lands, or deed
131 restriction or zoning violations. Any such encroachment or violation will be treated in the same manner as a
132 title defect and **Seller's** and **Buyer's** obligations will be determined in accordance with Paragraph 8(b).
- 133 (d) **Ingress and Egress:** **Seller** warrants that the Property presently has ingress and egress.

134 9. **Property Condition:** **Seller** will deliver the Property to **Buyer** at closing in its present "as is" condition, with
135 conditions resulting from **Buyer's** Inspections and casualty damage, if any, excepted. **Seller** will not engage in or
136 permit any activity that would materially alter the Property's condition without the **Buyer's** prior written consent.

137 (a) **Inspections: (Check (1) or (2))**

- 138 (1) **Due Diligence Period:** **Buyer** will, at **Buyer's** expense and within 30 days (30 days if left blank)
139 ("Due Diligence Period") after Effective Date and in **Buyer's** sole and absolute discretion, determine
140 whether the Property is suitable for **Buyer's** intended use. During the Due Diligence Period, **Buyer** may
141 conduct a Phase 1 environmental assessment and any other tests, analyses, surveys, and investigations
142 ("Inspections") that **Buyer** deems necessary to determine to **Buyer's** satisfaction the Property's
143 engineering, architectural, and environmental properties; zoning and zoning restrictions; subdivision
144 statutes; soil and grade; availability of access to public roads, water, and other utilities; consistency with
145 local, state, and regional growth management plans; availability of permits, government approvals, and
146 licenses; and other inspections that **Buyer** deems appropriate. If the Property must be rezoned, **Buyer** will
147 obtain the rezoning from the appropriate government agencies. **Seller** will sign all documents **Buyer** is
148 required to file in connection with development or rezoning approvals. **Seller** gives **Buyer**, its agents,
149 contractors, and assigns, the right to enter the Property at any time during the Due Diligence Period for the
150 purpose of conducting Inspections, provided, however, that **Buyer**, its agents, contractors, and assigns
151 enter the Property and conduct Inspections at their own risk. ~~Buyer will indemnify and hold Seller~~
152 ~~harmless from losses, damages, costs, claims, and expenses of any nature, including attorneys' fees,~~
153 ~~expenses, and liability incurred in application for rezoning or related proceedings, and from liability to any~~
154 ~~person, arising from the conduct of any and all inspections or any work authorized by Buyer. Buyer will~~
155 not engage in any activity that could result in a construction lien being filed against the Property without
156 **Seller's** prior written consent. If this transaction does not close, **Buyer** will, at **Buyer's** expense, (i) repair
157 all damages to the Property resulting from the Inspections and return the Property to the condition it was in
158 before conducting the Inspections and (ii) release to **Seller** all reports and other work generated as a
159 result of the Inspections.

160 Before expiration of the Due Diligence Period, **Buyer** must deliver written notice to **Seller** of **Buyer's**
161 determination of whether or not the Property is acceptable. **Buyer's** failure to comply with this notice
162 requirement will constitute acceptance of the Property as suitable for **Buyer's** intended use in its "as is"

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condition. If the Property is unacceptable to **Buyer** and written notice of this fact is timely delivered to **Seller**, this Contract will be deemed terminated, and **Buyer's** deposit(s) will be returned.

(2) **No Due Diligence Period:** **Buyer** is satisfied that the Property is suitable for **Buyer's** purposes, including being satisfied that either public sewerage and water are available to the Property or the Property will be approved for the installation of a well and/or private sewerage disposal system and that existing zoning and other pertinent regulations and restrictions, such as subdivision or deed restrictions, concurrency, growth management, and environmental conditions, are acceptable to **Buyer**. This Contract is not contingent on **Buyer** conducting any further investigations.

(b) **Government Regulations:** Changes in government regulations and levels of service which affect **Buyer's** intended use of the Property will not be grounds for terminating this Contract if the Due Diligence Period has expired or if Paragraph 9(a)(2) is selected.

(c) **Flood Zone:** **Buyer** is advised to verify by survey, with the lender, and with appropriate government agencies which flood zone the Property is in, whether flood insurance is required, and what restrictions apply to improving the Property and rebuilding in the event of casualty.

(d) **Coastal Construction Control Line ("CCCL"):** If any part of the Property lies seaward of the CCCL as defined in Section 161.053, Florida Statutes, **Seller** will provide **Buyer** with an affidavit or survey as required by law delineating the line's location on the Property, unless **Buyer** waives this requirement in writing. The Property being purchased may be subject to coastal erosion and to federal, state, or local regulations that govern coastal property, including delineation of the CCCL, rigid coastal protection structures, beach nourishment, and the protection of marine turtles. Additional information can be obtained from the Florida Department of Environmental Protection, including whether there are significant erosion conditions associated with the shore line of the Property being purchased.

Buyer waives the right to receive a CCCL affidavit or survey.

10. Closing Procedure; Costs: Closing will take place in the county where the Property is located and may be conducted by mail or electronic means. If title insurance insures **Buyer** for title defects arising between the title binder effective date and recording of **Buyer's** deed, closing agent will disburse at closing the net sale proceeds to **Seller** (in local cashier's check if **Seller** requests in writing at least 5 days before closing) ~~and brokerage fees to Broker as per Paragraph 24.~~ In addition to other expenses provided in this Contract, **Seller** and **Buyer** will pay the costs indicated below.

(a) **Seller Costs:**

- Taxes on deed
- Recording fees for documents needed to cure title
- ~~Title evidence (if applicable under Paragraph 9)~~
- Estoppel Fee(s)
- Other: Real Property Taxes, Documentary Stamps, any broker fees

(b) **Buyer Costs:**

- ~~Taxes and recording fees on notes and mortgages~~
- Recording fees on the deed ~~and financing statements~~
- ~~Loan expenses~~
- Title evidence (if applicable under Paragraph 8)
- ~~Lender's title policy at the simultaneous issue rate~~
- Inspections
- Survey
- Insurance
- Other: _____

(c) **Prorations:** The following items will be made current and prorated as of the day before Closing Date: real estate taxes (including special benefit tax liens imposed by a CDD), interest, bonds, assessments, leases, and other Property expenses and revenues. If taxes and assessments for the current year cannot be determined, the previous year's rates will be used with adjustment for any exemptions.

(d) **Special Assessment by Public Body:** Regarding special assessments imposed by a public body, **Seller** will pay (i) the full amount of liens that are certified, confirmed, and ratified before closing and (ii) the amount of the last estimate of the assessment if an improvement is substantially completed as of Effective Date but has not resulted in a lien before closing; and **Buyer** will pay all other amounts. If special assessments may be paid in installments, **Seller** **Buyer** (**Buyer** if left blank) will pay installments due after closing. If **Seller** is checked, **Seller** will pay the assessment in full before or at the time of closing. Public body does not include a Homeowners' or Condominium Association.

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- 219 (e) **PROPERTY TAX DISCLOSURE SUMMARY:** BUYER SHOULD NOT RELY ON THE SELLER'S CURRENT
220 PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT BUYER MAY BE OBLIGATED TO
221 PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY
222 IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER
223 PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE
224 COUNTY PROPERTY APPRAISER'S OFFICE FOR FURTHER INFORMATION.
- 225 (f) **Foreign Investment in Real Property Tax Act ("FIRPTA"):** If Seller is a "foreign person" as defined by
226 FIRPTA, Seller and Buyer will comply with FIRPTA, which may require Seller to provide additional cash at
227 closing.
- 228 (g) **1031 Exchange:** If either Seller or Buyer wish to enter into a like-kind exchange (either simultaneously with
229 closing or after) under Section 1031 of the Internal Revenue Code ("Exchange"), the other party will cooperate
230 in all reasonable respects to effectuate the Exchange including executing documents, provided, however, that
231 the cooperating party will incur no liability or cost related to the Exchange and that the closing will not be
232 contingent upon, extended, or delayed by the Exchange.
- 233 11. **Computation of Time:** Calendar days, based on where the Property is located, will be used when computing time
234 periods. Other than time for acceptance and Effective Date as set forth in Paragraph 3, any time periods provided
235 for or dates specified in this Contract, whether preprinted, handwritten, typewritten or inserted herein, which shall
236 end or occur on a Saturday, Sunday, or national legal holiday (see 5 U.S.C. 6103), or on a day a national legal
237 holiday is observed shall extend to the next calendar day which is not a Saturday, Sunday, national legal holiday,
238 or a day on which a national legal holiday is observed. **Time is of the essence in this Contract.**
- 239 12. **Risk of Loss; Eminent Domain:** If any portion of the Property is materially damaged by casualty before closing
240 or Seller negotiates with a governmental authority to transfer all or part of the Property in lieu of eminent domain
241 proceedings or an eminent domain proceeding is initiated, Seller will promptly inform Buyer. Either party may
242 terminate this Contract by written notice to the other within 10 days after Buyer's receipt of Seller's notification,
243 and Buyer's deposit(s) will be returned, failing which Buyer will close in accordance with this Contract and receive
244 all payments made by the governmental authority or insurance company, if any.
- 245 13. **Force Majeure:** Seller or Buyer will not be required to perform any obligation under this Contract or be liable to
246 each other for damages so long as the performance or non-performance of the obligation is delayed, caused, or
247 prevented by an act of God or force majeure. An "act of God or force majeure" is defined as hurricanes,
248 earthquakes, floods, fire, unusual transportation delays, wars, insurrections, and any other cause not reasonably
249 within the control of Seller or Buyer and which by the exercise of due diligence the non-performing party is unable
250 in whole or in part to prevent or overcome. All time periods, including Closing Date, will be extended for the period
251 that the act of God or force majeure is in place. However, in the event that such act of God or force majeure event
252 continues beyond 30 days, either party may terminate this Contract by delivering written notice to the other; and
253 Buyer's deposit(s) will be returned.
- 254 14. **Notices:** All notices will be in writing and delivered to the parties and Broker by mail, personal delivery, or
255 electronic means. ~~Buyer's failure to timely deliver written notice to Seller, when such notice is required by~~
256 ~~this Contract, regarding any contingency will render that contingency null and void, and this Contract will~~
257 ~~be construed as if the contingency did not exist. Any notice, document, or item delivered to or received by~~
258 ~~an attorney or licensee (including a transactions broker) representing a party will be as effective as if~~
259 ~~delivered to or received by that party.~~
- 260 15. **Complete Agreement; Persons Bound:** This Contract is the entire agreement between Seller and Buyer.
261 ~~Except for brokerage agreements, no prior or present agreements will bind Seller, Buyer, or Broker unless~~
262 ~~incorporated into this Contract. Modifications of this Contract will not be binding unless in writing, signed or~~
263 ~~initialed, and delivered by the party to be bound. Electronic signatures will be acceptable and binding. This~~
264 ~~Contract, signatures, initials, documents referenced in this Contract, counterparts, and written modifications~~
265 ~~communicated electronically or on paper will be acceptable for all purposes, including delivery, and will be binding.~~
266 Handwritten or typewritten terms inserted in or attached to this Contract prevail over preprinted terms. If any
267 provision of this Contract is or becomes invalid or unenforceable, all remaining provisions will continue to be fully
268 effective. Seller and Buyer will use diligence and good faith in performing all obligations under this Contract. This
269 Contract will not be recorded in any public record. The terms "Seller," "Buyer," and "Broker" may be singular or
270 plural. This Contract is binding on the heirs, administrators, executors, personal representatives, and assigns, if
271 permitted, of Seller, Buyer, and Broker.

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272 **16. Default and Dispute Resolution:** This Contract will be construed under Florida law. This Paragraph will survive
273 closing or termination of this Contract.

274 (a) **Seller Default:** If Seller fails, neglects, or refuses to perform Seller's obligations under this Contract, Buyer
275 may elect to receive a return of Buyer's deposit(s) without thereby waiving any action for damages resulting
276 from Seller's breach and may seek to recover such damages or seek specific performance. Seller will also be
277 liable for the full amount of the brokerage fee.

278 (b) **Buyer Default:** If Buyer fails, neglects, or refuses to perform Buyer's obligations under this Contract,
279 including payment of deposit(s), within the time(s) specified, Seller may elect to recover and retain the
280 deposit(s), paid and agreed to be paid, for the account of Seller as agreed upon liquidated damages,
281 consideration for execution of this Contract, and in full settlement of any claims, whereupon Seller and Buyer
282 will be relieved from all further obligations under this Contract; or Seller, at Seller's option, may proceed in
283 equity to enforce Seller's rights under this Contract.

284 ~~47. **Attorney's Fees; Costs:** In any litigation permitted by this Contract, the prevailing party shall be entitled to
285 recover from the non-prevailing party costs and fees, including reasonable attorney's fees, incurred in conducting
286 the litigation. This Paragraph 47 shall survive Closing or termination of this Contract.~~

287 **18. Escrow Agent; Closing Agent:** Seller and Buyer authorize Escrow Agent and closing agent (collectively
288 "Agent") to receive, deposit, and hold funds and other items in escrow and, subject to Collection, disburse them
289 upon proper authorization and in accordance with Florida law and the terms of this Contract, including disbursing
290 brokerage fees. "Collection" or "Collected" means any checks tendered or received have become actually and
291 finally collected and deposited in the account of Agent. The parties agree that Agent will not be liable to any person
292 for misdelivery of escrowed items to Seller or Buyer, unless the misdelivery is due to Agent's willful breach of this
293 Contract or gross negligence. If Agent interpleads the subject matter of the escrow, Agent will pay the filing fees
294 and costs from the deposit and will recover reasonable attorneys' fees and costs to be paid from the escrowed
295 funds or equivalent and charged and awarded as court costs in favor of the prevailing party.

296 ~~40. **Professional Advice; Broker Liability:** Broker advises Seller and Buyer to verify all facts and representations
297 that are important to them and to consult an appropriate professional for legal advice (for example, interpreting this
298 Contract, determining the effect of laws on the Property and this transaction, status of title, foreign investor
299 reporting requirements, the effect of property lying partially or totally seaward of the CCCL, etc.) and for tax,
300 property condition, environmental, and other specialized advice. Buyer acknowledges that all representations
301 (oral, written, or otherwise) by Broker are based on Seller representations or public records. Buyer agrees to rely
302 solely on Seller, professional inspectors, and government agencies for verification of the Property
303 condition and facts that materially affect Property value. Seller and Buyer respectively will pay all costs and
304 expenses, including reasonable attorneys' fees at all levels, incurred by Broker and Broker's officers, directors,
305 agents, and employees in connection with or arising from Seller's or Buyer's misstatement or failure to perform
306 contractual obligations. Seller and Buyer hold harmless and release Broker and Broker's officers, directors,
307 agents, and employees from all liability for loss or damage based on (i) Seller's or Buyer's misstatement or failure
308 to perform contractual obligations; (ii) the use or display of listing data by third parties, including, but not limited to,
309 photographs, images, graphics, video recordings, virtual tours, drawings, written descriptions, and remarks related
310 to the Property; (iii) Broker's performance, at Seller's or Buyer's request, of any task beyond the scope of
311 services regulated by Chapter 475, Florida Statutes, as amended, including Broker's referral, recommendation, or
312 retention of any vendor; (iv) products or services provided by any vendor; and (v) expenses incurred by any
313 vendor. Seller and Buyer each assume full responsibility for selecting and compensating their respective vendors.
314 This Paragraph will not relieve Broker of statutory obligations. For purposes of this Paragraph, Broker will be
315 treated as a party to this Contract. This Paragraph will survive closing.~~

316 ~~20. **Commercial Real Estate Sales Commission Lien Act:** If the Property is commercial real estate as defined by
317 Section 475.701, Florida Statutes, the following disclosure will apply: The Florida Commercial Real Estate Sales
318 Commission Lien Act provides that when a broker has earned a commission by performing licensed services
319 under a brokerage agreement with you, the broker may claim a lien against your net sales proceeds for the
320 broker's commission. The broker's lien rights under the act cannot be waived before the commission is earned.~~

321 **21. Brokers:** The licensee(s) and brokerage(s) named below are collectively referred to as "Broker." **Instruction to**
322 **closing agent:** Seller and Buyer direct Closing Agent to disburse at Closing the full amount of the brokerage
323 fees as specified in separate brokerage agreements with the parties and cooperative agreements between the
324 Brokers, except to the extent Broker has retained such fees from the escrowed funds. This Paragraph will not be
325 used to modify any offer of compensation made by Seller or listing broker to cooperating brokers.

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Seller's Sales Associate/License No.

Buyer's Sales Associate/License No.

Seller's Sales Associate Email Address

Buyer's Sales Associate Email Address

Seller's Sales Associate Phone Number

Buyer's Sales Associate Phone Number

Listing Brokerage

Buyer's Brokerage

Listing Brokerage Address

Buyer's Brokerage Address

22. Addenda: The following additional terms are included in the attached addenda and incorporated into this Contract (Check if applicable).

- A. Back-up Contract
- B. Kick-Out Clause
- C. HOA Addendum
- D. Other

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23. Additional Terms:

- A. During the Due Diligence Period, Buyer shall have the sole, absolute, complete and unconditional right for any reason whatsoever, and without cause or obligation to state a cause, to terminate this contract by delivering such written notice of such termination to the seller prior to the expiration date.
- B. Seller is solely responsible for the fulfillment of payment obligations to any realtor/broker as the County does not pay commissions, along with paying Documentary Stamps as the Buyer is exempt pursuant to Florida Statutes.
- C. This Contract shall first be conditionally executed by the Martin County Administrator, or designee, and upon approval by the Seller, Seller will initial and sign the Contract, with final approval within 90 days of the Effective Date by the Martin County Board of County Commissioners.
- D. This Contract is contingent upon final approval of Martin County Board of County Commissioners.
- E. The execution of final sale documents and the closing of this transaction are contingent upon final approval of Martin County Board of County Commissioners.
- F. In any litigation permitted by this Contract, each party shall bear their own costs and fees, including attorney fees and shall survive closing or termination of this Contract.
- G. Seller shall have the right to extend the Closing for up to 180 days from the original Closing Date upon written notice to the Buyer, upon which the Closing shall thereafter occur within thirty (30) days of Seller's written notice to Buyer to set a Closing Date, or, no later than 180 days from the original Closing Date, whichever occurs first.

COUNTER-OFFER/REJECTION

- Seller counters Buyer's offer (to accept the counter-offer, Buyer must sign or initial the counter-offered terms and deliver a copy of the acceptance to Seller).
- Seller rejects Buyer's offer

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[The remainder of this page is intentionally left blank.
This Contract continues with Line 368 on Page 8 of 8.]

Buyer  and Seller  acknowledge receipt of a copy of this page, which is 7 of 8 pages.

368 This is intended to be a legally binding Contract. If not fully understood, seek the advice of an attorney before
369 signing.

370 **ATTENTION: SELLER AND BUYER**

371 **CONVEYANCES TO FOREIGN BUYERS:** Part III of Chapter 692, Sections 692.201 - 692.205, Florida Statutes, 2023
372 (the "Act"), in part, limits and regulates the sale, purchase and ownership of certain Florida properties by certain buyers
373 who are associated with a "foreign country of concern", namely: the People's Republic of China, the Russian
374 Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the
375 Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic. **It is a crime to buy or knowingly sell property**
376 **in violation of the Act.**

377 **At time of purchase, Buyer must provide a signed Affidavit which complies with the requirements of the Act.**
378 Seller and Buyer are advised to seek legal counsel regarding their respective obligations and liabilities under the Act.

Martin County Board of County Commissioners

379
380 Buyer:  Date: 2/11/2020

381 Print name: Conditional Approval - County Administrator or designee

382 Buyer: _____ Date: _____

383 Print name: _____

384 Buyer's address for purpose of notice:

385 Address: 2401 SE Monterey Road, Stuart, FL 34996

386 Phone: 772-288-5794 Fax: _____ Email: skenerson@martin.fl.us
The Rogers Revocable Trust, R. Julian Rogers & Estaline A. Rogers, CoTTEEs

387 Seller:  Date: 12 Feb 26

388 Print name: R. Julian Rogers, Co-Trustee

389 Seller:  Date: 12 Feb 26

390 Print name: Estaline A. Rogers, Co-Trustee

391 Seller's address for purpose of notice:

392 Address: 8217 SE Coconut Street, Hobe Sound Florida 33455

393 Phone: 772-349-0381 Fax: _____ Email: rjulianrogers7@gmail.com

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Buyer  () and Seller  () acknowledge receipt of a copy of this page, which is 8 of 8 pages.

VAC-15 Rev 1/26

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ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

CAROLYN TIMMANN, CLERK OF THE
CIRCUIT COURT AND COMPTROLLER

SARAH HEARD, CHAIR

APPROVED AS TO FORM & LEGAL SUFFICIENCY:

SEBASTIAN FOX,
SENIOR ASSISTANT COUNTY ATTORNEY

Exhibit A
Legal Description

Beginning at the point of intersection of the Westerly right of way line of State Road No 5 (formerly State Road No. 4) with the Westerly extension of the South line of Lot 99 of Gomez Grant, according to the plat thereof recorded in Plat Book 1, Page 80, public records of Palm Beach County, Florida; thence run Westerly along said Westerly extension of the South line of said Lot 99 for a distance of 806.28 feet to a point; thence by deflection angle to the right of 90° run Northerly a distance of 236 feet to the pointer place of beginning; thence continue running Northerly along said last line and bearing for a distance of 94 feet to a point; thence by deflection angle of 90° to the left, run Westerly a distance of 90 feet to a point; thence by deflection angle to the left of 90° run Southerly a distance of 94 feet to a point; thence by deflection angle of 90° to the left, run Easterly a distance of 90 feet to the point or place of beginning.

Parcel Identification Number: 34-38-42-004-000-00180-9

AND

From the Northwest corner of the above described parcel of property, thence run Southerly along the West boundary thereof and thence along a Southerly extension thereof for a total distance of 330 feet to a point on the Westerly extension of the South line of Lot 99 of Gomez Grant, according to the plat thereof recorded in Plat Book 1, Page 80, public records of Palm Beach County, Florida; thence run Westerly along said Westerly extension of the South line of said Lot 99 for a distance of 423.72 feet to the Southwest corner of Lot N, Bessemer Properties, Inc., unrecorded plat; thence by deflection angle to the right of 90° run Northerly a distance of 330 feet to a point; thence by deflection angle to the right run Easterly to the point of beginning.

Parcel Identification Number: 34-38-42-004-000-00260-2

Together with an easement for ingress and egress over the existing roadways running Westerly into the above described property from said U.S. Highway. Said lands lying and being in Martin County.