

**PURCHASE AGREEMENT**  
THIS IS A LEGALLY BINDING CONTRACT

Received from \_\_\_\_\_ (Purchaser's Full Name) of  
(Address) \_\_\_\_\_ SS# \_\_\_\_\_

the sum of **Ten Thousand Dollars (\$10,000.00)** (the "Deposit") at time of the public sale and other valuable consideration, on account of the Purchaser's high bid to purchase the real property located at **1004 Jericho Road** in the **Town of Hartford (White River Jct.), State of Vermont**, as further described in Schedule A attached hereto (the "Property"), at the auction conducted by JSJ Auctions, LLC ("Auctioneer") on January 8, 2025, pursuant to the Judgment and Decree of Foreclosure by Judicial Sale in the matter of *Mascoma Bank f/k/a Mascoma Savings Bank v. Tad M. Blair, et al*, Case No. 24-CV-00046 (the "Decree"). (Mascoma Bank shall be referred to herein as "Plaintiff" or "Transferor".)

Purchaser agrees to purchase the Property in accordance with the Decree, 12 VSA chapter 172, subchapter 3, and the following terms and conditions:

1. Total Purchase Price in this foreclosure of the mortgage is (\$ \_\_\_\_\_), \_\_\_\_\_ U.S. Funds, with the balance after crediting the deposit referenced above, to be paid by Cash or Certified Funds to Transferor at the closing.
2. The Deposit will be held by JSJ Auctions, LLC in its auction account, which is interest-bearing. Buyer acknowledges and agrees that the interest which will be earned on the deposit is de Minimis; and that said interest shall be deemed and considered as earned by and due to JSJ Auctions, LLC, solely for undertaking the fiduciary obligations associated with holding the deposit.
3. Transfer of title to the Property shall be by Order of Confirmation as issued by the Superior Court, Windsor Unit, Vermont, pursuant to 12 VSA section 4952 et. seq.
4. The closing shall occur within 14 days after confirmation by the court or thirty (30) days from date of auction (the "Closing Date"), whichever is longer; at such place as mutually agreeable by the parties.
5. Pursuant to 12 V.S.A. § 4954(e), in the event that the Purchaser fails to pay the balance of the purchase price according to the terms of the sale, then, upon the request of the plaintiff, the down payment shall be forfeited and the court shall issue an order vacating the confirmation order. Upon motion and after hearing, the court may issue a confirmation order to the second highest bidder. This is not an exclusive remedy for purchaser failing to pay the purchase price according to the terms of sale.
6. Neither the Plaintiff nor the Auctioneer nor any agent, representative or employee of either makes any representation as to the state of title to the Property, or the title that shall be conveyed by the confirmation order, or as to the boundaries of the Property, or any laws, ordinances or

governmental regulations (including building and zoning ordinances) affecting the use of the Property following the sale, or any easements, rights of way, restrictions, liens, encumbrances, attachments, leases, permits or other matters of record affecting the title to the Property or the Property following the sale, if any.

7. Purchaser shall pay any costs it has or may have incident to searching the title to the Property and pay any property transfer tax due. Plaintiff shall pay any land gains tax due on the sale.
8. The Property will be sold subject to any monies due to and liens of the **Town of Hartford** assessments, fire district taxes, if any (delinquent and current), and any liens or encumbrances with priority to the lien of the Plaintiff's mortgage upon which the Decree is based. Purchaser shall be solely responsible to pay any amounts secured by municipal liens or other senior liens or encumbrances on the property. Property will be sold subject to any current use liens, if any.
9. Purchaser agrees that, in entering into this agreement, Purchaser is not relying on any representations made by Plaintiff, Auctioneer, or any agent, employee or representative of either, but, rather, is relying solely on his own judgment, reached after an investigation made by Purchaser into the condition of the Property, title to be conveyed by the confirmation order, and Purchaser's own personal investigation of the physical condition of the Property and the documents of record affecting title to the Property. Purchaser has inspected the Property, is familiar with the condition of the Property, and accepts the same in its condition, "AS IS" without warranty, expressed or implied, except that the confirmation order when recorded shall transfer to Purchaser all right title and interest of Plaintiff in the Property, free and clear of any interest in the Property extinguished pursuant to the Decree. No warranties of merchantability, fitness for any particular purpose or any other warranties express or implied at law, are made by Plaintiff or Auctioneer. It is further understood that Plaintiff and Auctioneer make no warranties or representations with respect to permitted use of the Property, boundaries, acreage, or compliance with Vermont zoning, subdivision and environmental laws, or environmental conditions or hazards on the Property, or the availability of permits, licenses, zoning, variances, certificates of occupancy, or any other matters pertaining to the use of the Property. Purchaser acknowledges that in no event is Plaintiff responsible for obtaining any permits to comply with state, federal or municipal laws or for making any repairs, upgrades, and/or treatments to the Property or correcting any code or permit violations. This provision may be included in the Order of Confirmation and shall survive the closing.  
  
By execution of this agreement, Purchaser represents that it has performed such due diligence that the Purchaser deems sufficient and as a result of such due diligence, Purchaser desires to enter into this agreement to purchase and is not entering into this agreement as a result of any advertisement or announcement or representations made by the Plaintiff or Auctioneer or with the understanding that the purchase is subject to any further due diligence review.

10. Between the date of this Agreement and the time of recording of any order confirming the sale to Purchaser, Plaintiff **shall not** bear the risk of loss or damage to the Property by fire or other insured

casualty for the benefit of the Purchaser. Any insurance maintained on the Property by Plaintiff shall not benefit Purchaser. If Purchaser wishes to have the Property insured for the Purchaser's benefit, the Purchaser must take the necessary actions and at Purchaser's own expense. The Purchaser assumes all risk of loss or damage between the date of the auction and the date of the recording of the Confirmation Order in the appropriate land records.

11. Plaintiff and Purchaser agree that JSJ Auctions, LLC retained by Plaintiff brought about this sale and that JSJ Auctions, LLC acted solely as AGENTS of the Court in this transaction.
12. Possession of the Property shall be given to the Purchaser at the time of closing, subject to the rights of tenants and other occupants, if any.
13. This Agreement shall benefit and bind both the Plaintiff and Purchaser and their respective heirs, executors, administrators, successors and assigns, and shall be governed by Vermont law.
14. If Plaintiff is required to enforce any of its rights under this Agreement, it shall be entitled to recover from Purchaser its reasonable attorneys' fees, court costs and other expenses incurred by it in connection with the enforcement of those rights or in defending an action brought by the Purchaser.
15. The Addendums attached to this Agreement are hereby referred to and incorporated herein.
16. Purchaser acknowledges that this purchase is pursuant to the Decree. Should any of the provisions in this Agreement be found to be at variance with the terms of sale in the Decree, the Decree shall control and is incorporated by reference in this Agreement.

PURCHASER ASSUMES THE RISK OF ANY DEFECTS, AND EXPRESSLY ACKNOWLEDGES AND AGREES THAT THE PURCHASE PRICE REFLECTS THE "AS IS, WHERE IS" CONDITION OF UNDISCLOSED DEFECTS.

**Purchaser has read this agreement and understands the terms and is bound by its contents.**

IN WITNESS WHEREOF, the Purchaser(s) have executed this agreement at Hartford, Vermont, this 8<sup>th</sup> day of January, 2025.

IN THE PRESENCE OF:

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Purchaser

IN WITNESS WHEREOF, the Plaintiff has executed this agreement at Hartford, Vermont, this 8<sup>th</sup> day of January, 2025.

IN THE PRESENCE OF:

PLAINTIFF-Mascoma Bank

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Name: Trina Ashline, Authorized Signer for  
Mascoma Bank

**PURCHASER'S STATEMENT OF NON-RELATEDNESS**

I/We \_\_\_\_\_ hereby state that I/we am/are not employed by Mascoma Bank or any of its subsidiaries or affiliated corporations, nor am I related in any way with attorneys (solicitors) or agents retained by or on behalf of the Plaintiff in relation to the property that is the subject of this transaction and confirm that I am dealing at arm's length with the aforementioned parties.

To the extent that any such relationships exist, the relationships are as follows:

\_\_\_\_\_

PURCHASER

\_\_\_\_\_ Dated: January 8, 2025

## **ADDENDUM MADE PART OF PURCHASE AGREEMENT**

### **DISCLAIMER AS TO CONDITION OF PROPERTY**

The Property will be sold in its entirety, "AS IS, WHERE IS, WITH ALL FAULTS" (known or unknown), with no representations or warranties of any kind whatsoever, as a single unit, with the Purchaser taking all defects and risks associated with or connected with the Property. It is up to Purchaser to perform its own due diligence with respect to the Property prior to the auction that Purchaser deems sufficient.

The transfer of the Property is AS-IS, WHERE-IS, with the Purchaser taking all defects and risks associated with or connected to the Property, including but not limited to all risks associated with the following:

1. Subject to such facts as an accurate survey and physical inspection of the premises may reveal.
2. Subject to easements, restrictions, agreements and all documents of record, if any.
3. Subject to the rights of tenants and other occupants, if any.
4. Subject to state and municipal ordinances, statutes and regulations, including zoning ordinances.
5. Subject to all liens of record not foreclosed, equitable or otherwise, whether or not filed.
6. Subject to all violations, if any, of environmental laws, rules, and regulations of the State of Vermont, the United States of America, and any political subdivision thereof, whether or not of record.
7. Subject to any defects or problems associated with the real estate or any improvements thereon.
8. Subject to all violations, if any, other than environmental in nature, of laws, rules and regulations of the State of Vermont, the United States of America, and any political subdivision thereof, whether or not of record.
9. Subject to prior mortgages and liens of record, if any.

Purchaser agrees to accept the Property "AS- IS, WHERE IS, WITH ALL FAULTS, and subject to the terms and conditions of the Auction and as set forth in the Agreement, notwithstanding the possible existence of hidden defects or other matters not visible or ascertainable from such inspections and Purchaser hereby expressly assumes the risk of any and all defects in the Property. Purchaser acknowledges that Transferor has made NO WARRANTIES OR REPRESENTATIONS concerning the condition of the Property; Transferor hereby EXPRESSLY DISCLAIMS ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTY OF HABITABILITY; and Purchaser represents to Transferor as a material inducement to this Agreement, that Purchaser is relying solely on such inspections and examination, if any, that Purchaser has conducted prior to the Auction.

### **DISCLAIMER AS TO LAND USE REGULATIONS AND PERMITS**

Purchaser acknowledges and represents that Transferor has made no representations in respect of, that Purchaser has conducted such investigations as Purchaser deems appropriate relating to, and Transferor hereby EXPRESSLY DISCLAIMS ANY AND ALL WARRANTIES pertaining to, and concerning all of the following:

The applicability of state and local laws, rules and regulations concerning the ownership, use and occupancy of the property, including, but not limited to such laws, rules and regulations concerning state and local land use, subdivision, zoning, health, public buildings, water supply, wastewater disposal, onsite sewage disposal, and the compliance of the Property with the same.

Purchaser acknowledges that the Transferor has no responsibility to Purchaser for any hazardous waste, asbestos, oil, petroleum waste, lead paint, urea formaldehyde and other liability causing substances on, under or emitting from the Property.

The existence, status and availability of all permits, licenses, approvals, and certificates of occupancy applicable to the Property, and the compliance of the Property with the same. Notwithstanding any other term or condition of the Agreement, any defect in the status of permits, licenses, approval or certificates of occupancy or noncompliance with any such laws, rules or regulations shall not be deemed a defect in marketability of title. Transferor is NOT guarantying or warranting marketable title.

**SURVIVAL OF TERMS AND INCLUSION IN ORDER OF CONFIRMATION**

Transferor's disclaimers and Purchaser's representations and acknowledgements contained in the Agreement and this Addendum shall not become merged in, but shall survive the Closing of the conveyance of title to Purchaser. At Transferor's election, the form and substance of disclaimers may be, but need not be set forth in the instrument of conveyance as further evidence of Purchaser's acceptance of the foregoing terms and conditions in the conveyance of the Property.

PURCHASER: \_\_\_\_\_ DATE: January 8, 2025

## SCHEDULE A

Being all and the same lands and premises conveyed to Tad M. Blair by Quitclaim Deed from Deborah A. Blair dated September 14, 2017, and recorded on September 20, 2017, in Book 541, Page 153 of the Town of Hartford Land Records.

Being all and the same lands and premises conveyed to Tad M. Blair and Deborah A. Blair by Warranty Deed of Tad M. Blair dated July 14, 2009, and recorded July 29, 2009, in Book 443, Page 151 of the Town of Hartford Land Records.

Being all and the same lands and premises conveyed to Tad M. Blair by Warranty Deed of Michael A. Bettis and Phyllis A. Bettis, Trustees of the Bettis Family Trust u/a May 24, 2001, which deed is dated September 23, 2002, and recorded October 1, 2002, in Book 335, Page 649 of the Town of Hartford Land Records.

Meaning to convey a parcel of land with the buildings thereon, shown as parcel number 08-0034-000 on the survey map of Hathorn Surveys, Inc., Project No. 169502 entitled "Subdivision of Michael and Phyllis Bettis, Jericho Road, Windsor County, Hartford, Vermont dated 6/27/02, prepared by J.E. Nalette and recorded in the Hartford Land Records in Map Cabinet and further described as follows:

Beginning at a point J as shown on the survey map on the westerly side of Jericho Road:

Thence N 66° 19' 31" W a distance of 157.47 feet to a capped rebar to be set;  
Thence S 83° 23' 43" W a distance of 456.50 feet to an iron pin;  
Thence N 62° 19' 05" W a distance of 391.15 feet to a capped rebar to be set;  
Thence N 28° 46' 04" E a distance of 953.05 feet to a capped rebar to be set;  
Thence 558° (sic 58°) 42' 31" E a distance of 548.09 feet to a capped rebar to be set;  
Thence S 15° 09' 55" W a distance of 231.07 feet to a capped rebar to be set;  
Thence S 58° 45' 05" E a distance of 226.21 feet to a capped rebar to be set shown as point H;  
Thence along the right of way of Jericho Road a distance of 40 feet plus or minus to point J the place of beginning.