

STATE OF VERMONT

SUPERIOR COURT
Orange Unit

CIVIL DIVISION
Case No. 23-CV-02848

JOHN DURKEE, EXECUTOR OF THE
ESTATE OF DECEDENT [KENNETH] H.
BLAISDELL, JR.,
Plaintiff,

v.

TRINI BRASSARD, COURTNEY BRASSARD,
BRIAN FALZO, DANIEL BRASSARD, AND
BRASSARD SUGARWORKS AND MAPLE
SUPPLY, LLC,
Defendants.

STIPULATION AND ORDER OF THE PARTIES
RE: VOLUNTARY ATTACHMENT OF REAL ESTATE

NOW COME the Plaintiff, John Durkee, Executor of the Estate of Kenneth H. Blasidell, Jr., by and through his attorneys, Primmer, Piper, Eggleston & Cramer, P.C., and Defendant, Trini Brassard, by and through her attorneys, Brannen & Loftus, PLLC, and hereby STIPULATE and AGREE to the following:

1. Plaintiff and Ms. Brassard have agreed that, in lieu of Plaintiff seeking a court-ordered writ of attachment, Ms. Brassard will grant the Estate of Kenneth H. Blasidell, Jr. a voluntary lien against certain parcels of real property owned by Ms. Brassard, together with her husband, Jeff Brassard, who is not a party to this action, as tenants-by-the-entirety, identified on "Exhibit A" of Plaintiff's proposed *Writ of Attachment*, filed July 24, 2024.

2. On or around August 2, 2023, Defendant Trini Brassard and her husband signed an Installment Promissory Note to Farm Credit East, ACA (“Farm Credit”), for a line of credit in the amount of \$350,000.00, which debt is secured by a mortgage lien on the borrowers’ homestead property in Randolph, Vermont. The mortgage deed securing the note was recorded in the Randolph Land Records on February 26, 2024, at Book 226, Pages 600-614. Defendant Trini Brassard agrees to not further encumber the parcels identified in Paragraph 1, above, absent written assent of the Plaintiff or further order of the Court.
3. The agreed-upon “Notice of Voluntary Lien” was executed by Ms. Brassard and Jeff Brassard and delivered to the Randolph Town Clerk for recording in the Randolph, Vermont Land Records and was recorded in the land records on November 13, 2024, at Book 228, Page 490.
4. The parties therefore agree that Plaintiff’s request for a writ of attachment may be dismissed without prejudice.
5. The Parties further agree that, should Ms. Brassard violate any of the conditions of this Stipulation and Order, Plaintiff may renew its request for an attachment, as to which Defendant retains her full rights to object to Plaintiff’s renewed request.

DATED at Woodstock, Vermont, this 5th day of December, 2024.

By: /s/ Richard Windish, Esq.
Richard Windish, Esq.

/s/ Elizabeth Willhite, Esq.
Elizabeth Willhite, Esq.

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***Attorneys for John Durkee, Executor of the Estate
of Kenneth H. Blaisdell, Jr.***

DATED at Hanover, New Hampshire this 5th day of December, 2024.

/s/ Barney L. Brannen, Esq.
Barney L. Brannen, Esq.

Brannen & Loftus, PLLC

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Attorney for Trini Brassard

So Ordered:

Electronically signed pursuant to V.R.E.F. 9(d)



Daniel Richardson
Superior Court Judge

December 17, 2024

Presiding Judge

**Vermont Superior Court
Filed 12/18/24
Orange Unit**