

STATE OF VERMONT

SUPERIOR COURT
Orange County

CIVIL DIVISION
Docket No. 23-CV-02848

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

v.

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

COURTNEY BRASSARD'S ANSWER TO PLAINTIFF'S AMENDED
COMPLAINT

Now comes Defendant, Courtney Brassard, by and through her attorneys Davis
Steadman Percy & Sluka LLC and respectfully provides this Answer to Plaintiff's Amended
Complaint.

1. Paragraph states legal conclusions, argument and requests for relief, no response
is required. To the extent one is deemed necessary, denied.

Parties

2. Admitted that an estate has been opened in Vermont and that John Durkee is the Executor
of said estate, otherwise denied.
3. Admitted.
4. Admitted.
5. Admitted.
6. Admitted.

7. Denied.
8. Denied.
9. Admitted.
10. Admitted that Trini Brassard is the registered agent for Brassard Sugarworks and Maple Supply, LLC, otherwise denied.
11. As this paragraph states legal conclusions, rather than allegation of fact, no response is required.

Venue and Jurisdiction

12. As this paragraph states legal conclusions, rather than allegation of fact, no response is required; notwithstanding, Courtney Brassard does not contest jurisdiction or venue.
13. As this paragraph states legal conclusions, rather than allegation of fact, no response is required; notwithstanding, Courtney Brassard does not contest jurisdiction or venue.

Property

14. Without personal knowledge to admit or deny, therefore denied.
15. Without personal knowledge to admit or deny, therefore denied.
16. Without personal knowledge to admit or deny, therefore denied.
17. Without personal knowledge to admit or deny, therefore denied.
18. Denied.

Factual Background

19. Admit that Decedent Kenneth H. Blaisdell, Jr. suffered a stroke in 2013. Deny that it was a massive stroke. Without personal knowledge to admit or deny the remaining allegations, therefore denied.
20. Admitted that, following his stroke, Decedent lived with Trini Brassard and that she provided care for Decedent until his death. Except as specifically admitted herein, denied.

21. Without personal knowledge to admit or deny, therefore denied.
22. Without personal knowledge to admit or deny, therefore denied.
23. Without personal knowledge to admit or deny, therefore denied.
24. Without personal knowledge to admit or deny, therefore denied.
25. Without personal knowledge to admit or deny, therefore denied.
26. Denied that Decedent suffered from cognitive disabilities aside from occasional confusions and short-term memory loss. Except as specifically admitted herein, denied.
27. Without personal knowledge to admit or deny, therefore denied.
28. Denied that Decedent suffered from cognitive disabilities aside from occasional confusions and short-term memory loss and that he was unable to understand the consequences of his actions. This paragraph additionally contains legal conclusions and/or Plaintiff's conclusory arguments, rather than allegations of fact and no response is required. To the extent a response is required, and except as specifically admitted herein, denied.
29. Denied that Decedent suffered from cognitive disabilities aside from occasional confusions and short-term memory loss. This paragraph additionally contains legal conclusions and/or Plaintiff's conclusory arguments, rather than allegations of fact and no response is required. To the extent a response is required, and except as specifically admitted herein, denied.
30. Denied that Decedent suffered from cognitive disabilities aside from occasional confusions and short-term memory loss. This paragraph additionally contains legal conclusions and/or Plaintiff's conclusory arguments, rather than allegations of fact and no response is required. To the extent a response is required, and except as specifically admitted herein, denied.
31. Without personal knowledge to admit or deny, therefore denied.
32. Without personal knowledge to admit or deny, therefore denied.

Defendant Trini Brassard's self-dealing as agent under the POA

- 33. Denied.
- 34. Without personal knowledge to admit or deny, therefore denied.
- 35. Without personal knowledge to admit or deny, therefore denied.
- 36. Without personal knowledge to admit or deny, therefore denied.
- 37. Without personal knowledge to admit or deny, therefore denied.
- 38. Without personal knowledge to admit or deny, therefore denied.
- 39. Without personal knowledge to admit or deny, therefore denied.
- 40. Without personal knowledge to admit or deny, therefore denied.

Direct Compensation by Trini Brassard, POA to Defendant Trini Brassard

- 41. Without personal knowledge to admit or deny, therefore denied.
- 42. Without personal knowledge to admit or deny, therefore denied.
- 43. Without personal knowledge to admit or deny, therefore denied.
- 44. Without personal knowledge to admit or deny, therefore denied.
- 45. Without personal knowledge to admit or deny, therefore denied.
- 46. Without personal knowledge to admit or deny, therefore denied.
- 47. Without personal knowledge to admit or deny, therefore denied.
- 48. Without personal knowledge to admit or deny, therefore denied.
- 49. Without personal knowledge to admit or deny, therefore denied.
- 50. Without personal knowledge to admit or deny, therefore denied.
- 51. Without personal knowledge to admit or deny, therefore denied.
- 52. Without personal knowledge to admit or deny, therefore denied.

Misuse of Decedent's crop income and farm assets

- 53. Denied as to the allegations regarding Courtney Brassard. Without personal knowledge to admit or deny the remaining allegations, therefore denied.
- 54. Denied.
- 55. Without personal knowledge to admit or deny, therefore denied.
- 56. Without personal knowledge to admit or deny, therefore denied.
- 57. Without personal knowledge to admit or deny, therefore denied.
- 58. Without personal knowledge to admit or deny, therefore denied.
- 59. Without personal knowledge to admit or deny, therefore denied.
- 60. Without personal knowledge to admit or deny, therefore denied.
- 61. Without personal knowledge to admit or deny, therefore denied.
- 62. Without personal knowledge to admit or deny, therefore denied.
- 63. Without personal knowledge to admit or deny, therefore denied.
- 64. Without personal knowledge to admit or deny, therefore denied.
- 65. As this paragraph states a legal conclusion, no response is required.
- 66. Without personal knowledge to admit or deny, therefore denied.
- 67. Without personal knowledge to admit or deny, therefore denied.
- 68. Without personal knowledge to admit or deny, therefore denied.
- 69. Without personal knowledge to admit or deny, therefore denied.
- 70. Without personal knowledge to admit or deny, therefore denied.
- 71. Without personal knowledge to admit or deny, therefore denied.
- 72. Denied as to any allegations made regarding Courtney Brassard. Without personal knowledge to admit or deny any remaining allegations, therefore denied.

73. Without personal knowledge to admit or deny, therefore denied.
74. Admitted that Decedent's medical condition left him unable to return to active farming immediately following his stroke in 2013, however, Decedent believed he would return to active farming in time and remained active on the farm until the time of his death.
- Except as admitted above, denied.

Brassard Family Transactions

75. Denied as to the allegations regarding Courtney Brassard. Without personal knowledge to admit or deny the remaining allegations, therefore denied.
76. Without personal knowledge to admit or deny, therefore denied.
77. Without personal knowledge to admit or deny, therefore denied.
78. To the extent a response is required, denied.
79. Without personal knowledge to admit or deny, therefore denied.
80. Without personal knowledge to admit or deny, therefore denied.
81. Without personal knowledge to admit or deny, therefore denied.
82. Without personal knowledge to admit or deny, therefore denied.
83. Denied.
84. Admitted that in 2014 Decedent authorized the purchase of a 2013 Commodore Astro Mobile home to be titled jointly with Decedent and Courtney Brassard. Except as specifically admitted herein, denied.
85. Admitted that in 2014 a 2013 Commodore Astro mobile home was purchased for \$38,000.00 and that such was titled to Decedent and Courtney Brassard as joint tenants with rights of survivorship. All remaining allegations are denied.

86. Admit that the mobile home was sold. All remaining allegations are denied.
87. Admit that a 101.7-acre parcel was transferred to Courtney Brassard and Brian Falzo, all remaining allegations set forth in paragraph 85 are denied.
88. Admitted that the transfer was accomplished by Quitclaim Deed and Property Transfer Tax Return, the contents which speak for themselves. Except as specifically admitted, denied.
89. Admit that the land, hayfields, and gravel pit were transferred to Courtney Brassard and Brian Falzo, all remaining allegations set forth in paragraph 89 are denied.
90. Without personal knowledge to admit or deny, therefore denied.
91. Admit that Courtney Brassard retains title, all remaining allegations set forth in paragraph 91 are denied.
92. Denied.

Post-Morten Theft

93. Denied as to the allegations regarding Courtney Brassard. Without personal knowledge to admit or deny the remaining allegations, therefore denied.
94. Without personal knowledge to admit or deny, therefore denied.
95. Without personal knowledge to admit or deny, therefore denied.
96. Without personal knowledge to admit or deny, therefore denied.
97. Without personal knowledge to admit or deny, therefore denied.
98. Without personal knowledge to admit or deny, therefore denied.
99. Denied.
100. Without personal knowledge to admit or deny, therefore denied.

Count 1 – Breach of Fiduciary Duty

101. Courtney Brassard repeats and incorporates all responses set forth above as if fully stated herein.
102. As this paragraph states legal conclusions, rather than allegations of fact, no response is required; to the extent a response is required, denied.
103. As this paragraph states legal conclusions, rather than allegations of fact, no response is required; to the extent a response is required, denied.
104. As this paragraph states legal conclusions, rather than allegations of fact, no response is required; to the extent a response is required, denied. .
105. Allegation does not involve Courtney Brassard therefore no response is required. To the extent one is required Courtney Brassard is without personal knowledge to admit or deny, therefore denied.
106. Allegation does not involve Courtney Brassard therefore no response is required. To the extent one is required Courtney Brassard is without personal knowledge to admit or deny, therefore denied.
107. As this paragraph states legal conclusions, rather than allegations of fact, no response is required; to the extent a response is required, denied.
108. As this paragraph states legal conclusions, rather than allegations of fact, no response is required; to the extent a response is required, denied.
109. As this paragraph states legal conclusions, rather than allegations of fact, no response is required; to the extent a response is required, denied.
110. As this paragraph states legal conclusions, rather than allegations of fact, no response is required; to the extent a response is required, denied.

111. As this paragraph states legal conclusions, rather than allegations of fact, no response is required; to the extent a response is required, denied.
112. Allegation does not involve Courtney Brassard; no response is required. To the extent one is required Courtney Brassard is without personal knowledge to admit or deny, therefore denied.
113. Allegation does not involve Courtney Brassard; no response is required. To the extent one is required Courtney Brassard is without personal knowledge to admit or deny, therefore denied.

Count II – Conversion

114. Courtney Brassard repeats and incorporates all responses set forth above as if fully stated herein.
115. Inasmuch and to the extent that this paragraph states legal conclusions and/or Plaintiff's conclusory arguments, rather than allegations of fact, no response is required; to the extent a response is required, it is denied as to Courtney Brassard. Without personal knowledge to admit or deny the remaining allegations, therefore denied.
116. Admit that Defendant Courtney Brassard received income from the sale of gravel, the remaining allegations set forth in paragraph 104 are denied.
117. Admit that Defendants Courtney Brassard and Brian Falzo hold title and possession of 101.7 acres of land, the remaining allegations set forth in paragraph 117 are denied.
118. Without personal knowledge to admit or deny, therefore denied.
119. Without personal knowledge to admit or deny, therefore denied.
120. Without personal knowledge to admit or deny, therefore denied.
121. Without personal knowledge to admit or deny, therefore denied.

122. As this paragraph states legal conclusions, rather than allegations of fact, no response is required; to the extent a response is required, denied.
123. Denied.
124. As this paragraph states legal conclusions, rather than allegations of fact, no response is required; to the extent a response is required, denied.
125. Paragraph does not contain an allegation; no response is required; to the extent a response is required, denied.

Count III – Trespass to Chattels

126. Courtney Brassard repeats and incorporates all responses set forth above as if fully stated herein.
127. Inasmuch and to the extent that this paragraph states legal conclusions and/or Plaintiff's conclusory arguments, rather than allegations of fact, no response is required; to the extent a response is required, Courtney Brassard denies the same, including the conclusory claims that the Estate is the legal owner and has a possessory interest in her parcel.
128. Denied.
129. Denied.
130. Denied.
131. Denied.

Count IV – Embezzlement

132. Courtney Brassard repeats and incorporates all responses set forth above as if fully stated herein.
133. Denied.

134. Without personal knowledge to admit or deny, therefore denied.

135. Denied

136. Without personal knowledge to admit or deny, therefore denied.

137. Denied.

Count V - Fraud

138. Courtney Brassard repeats and incorporates all responses set forth above as if fully stated herein.

139. Without personal knowledge to admit or deny, therefore denied.

140. Without personal knowledge to admit or deny, therefore denied.

141. Without personal knowledge to admit or deny, therefore denied.

142. Without personal knowledge to admit or deny, therefore denied.

143. Denied.

Count VI – Trespass to Land

144. Courtney Brassard repeats and incorporates all responses set forth above as if fully stated herein.

145. Inasmuch and to the extent that this paragraph states legal conclusions and/or Plaintiff's conclusory arguments, rather than allegations of fact, no response is required; to the extent a response is required, Courtney Brassard denies the same.

146. Admitted that the land has not been owned for more than fifteen (15) years. As the remainder of the paragraph states legal conclusions, rather than allegations of fact, no response is required; to the extent a response is required, denied.

147. Paragraph contains a request for relief, not an allegation, therefore no response is required.

- 149. Admitted that Decedent had a stroke, all remaining allegations are denied.
- 150. Without personal knowledge to admit or deny, therefore denied.
- 151. Denied that Decedent suffered from cognitive disabilities aside from occasional confusions and short-term memory loss. Except as specifically admitted herein, denied.
- 152. Denied.
- 153. Denied.
- 154. This paragraph contains legal conclusions and/or Plaintiff's conclusory arguments, rather than allegations of fact and as such no response is required. To the extent a response is required, and except as specifically admitted herein, denied.
- 155. This paragraph contains legal conclusions and/or Plaintiff's conclusory arguments, rather than allegations of fact and as such no response is required. To the extent a response is required, and except as specifically admitted herein, denied.

Count VIII – Undue Influence

- 156. Courtney Brassard repeats and incorporates all responses set forth above as if fully stated herein.
- 157. Admitted that Decedent lived with Trini Brassard and that she cared for him. Except as specifically admitted, denied.
- 158. Without personal knowledge to admit or deny, therefore denied.
- 159. Without personal knowledge to admit or deny, therefore denied.
- 160. Without personal knowledge to admit or deny, therefore denied.
- 161. Without personal knowledge to admit or deny, therefore denied.
- 162. Admitted that, with Decedent's express understanding and at his direction certain assets were transferred to Courtney Brassard. Without personal knowledge to admit or deny any remaining allegations, therefore denied.

163. This paragraph contains legal conclusions and/or Plaintiff's conclusory arguments, rather than allegations of fact and as such no response is required. To the extent a response is required, and except as specifically admitted herein, denied.
164. This paragraph contains legal conclusions and/or Plaintiff's conclusory arguments, rather than allegations of fact and as such no response is required. To the extent a response is required, and except as specifically admitted herein, denied.
165. This paragraph contains legal conclusions and/or Plaintiff's conclusory arguments, rather than allegations of fact and as such no response is required. To the extent a response is required, and except as specifically admitted herein, denied.

Count IX - Constructive Fraud

166. Courtney Brassard repeats and incorporates all responses set forth above as if fully stated herein.
167. Without personal knowledge to admit or deny, therefore denied.
168. Denied that Decedent did not understand his condition. This paragraph contains legal conclusions and/or Plaintiff's conclusory arguments, rather than allegations of fact and as such no response is required. To the extent a response is required, and except as specifically admitted herein, denied.
169. Admitted that Decedent needed assistance following his stroke. Without personal knowledge to admit or deny the remaining allegations, therefore denied.
170. This paragraph contains legal conclusions and/or Plaintiff's conclusory arguments, rather than allegations of fact and as such no response is required. To the extent a response is required, and except as specifically admitted herein, denied.
171. This paragraph contains legal conclusions and/or Plaintiff's conclusory arguments, rather than allegations of fact and as such no response is required. To the extent a response is required, and except as specifically admitted herein, denied.

172. This paragraph contains legal conclusions and/or Plaintiff's conclusory arguments, rather than allegations of fact and as such no response is required. To the extent a response is required, and except as specifically admitted herein, denied.
173. This paragraph contains legal conclusions and/or Plaintiff's conclusory arguments, and/or Plaintiff's requests for relief. rather than allegations of fact and as such no response is required. To the extent a response is required, and except as specifically admitted herein, denied.
174. This paragraph contains legal conclusions and/or Plaintiff's conclusory arguments, and/or Plaintiff's requests for relief. rather than allegations of fact and as such no response is required. To the extent a response is required, and except as specifically admitted herein, denied

Count X – Unjust Enrichment

175. Courtney Brassard repeats and incorporates all responses set forth above as if fully stated herein.
176. This paragraph additionally contains legal conclusions and/or Plaintiff's conclusory arguments, rather than allegations of fact and as such no response is required.
To the extent a response is required, and except as specifically admitted herein, denied.
177. This paragraph additionally contains legal conclusions and/or Plaintiff's conclusory arguments, rather than allegations of fact and as such no response is required.
To the extent a response is required, and except as specifically admitted herein, denied.
178. This paragraph additionally contains legal conclusions and/or Plaintiff's conclusory arguments, rather than allegations of fact and as such no response is required.
To the extent a response is required, and except as specifically admitted herein, denied.

Affirmative Defenses

1. Ratification.
2. Consent.
3. License.
4. Laches.
5. Waiver.
6. Release.
7. Set off.

JURY TRIAL

Defendant Courtney Brassard hereby demands a jury trial on all counts and issues so triable.

Dated at White River Junction, Vermont this 15th day of September 2025.

COURTNEY BRASSARD

By: /s/ Todd C. Steadman
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