

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

1. Received from (Purchaser's Full Name) \_\_\_\_\_ S.S.# \_\_\_\_\_ of \_\_\_\_\_ and \_\_\_\_\_ S.S.# \_\_\_\_\_ of (Address) \_\_\_\_\_ the sum of \_\_\_\_\_ (\$ \_\_\_\_\_), (the Deposit"), on account of the purchase of the following land and premises, sold at Public Auction by The Thomas Hirchak Company, representative of the United States Department of Agriculture, Rural Housing Service, in obedience to the Judgment Order, Decree of Foreclosure and Order for Judicial Sale entered into through the United States of America, **USDA vs. Jeanette Tucker, et al. per Civil No. 5:20-cv-129** located in the Village of Bomoseen, Town of Castleton, County of Rutland, State of Vermont, See Schedule A, attached hereto, (the "Property").
2. It is hereby agreed that Purchaser shall purchase the Property in accordance with the terms and conditions of the above referenced Judgment and Decree of Foreclosure:
3. Total Purchase Price is (\$ \_\_\_\_\_), \_\_\_\_\_ U.S. Funds, with the balance after crediting the Deposit above, to be paid in immediately available good funds, wired or local bank cashier's check to the US Department of Justice or their agent at the closing.
4. Possession and occupancy of the Property, together with all keys, if any, shall be given to the Purchaser at the time of closing.
5. Purchaser has received the Judgment Order, Decree of Foreclosure and Order for Judicial Sale containing the terms and conditions governing the agreement.
6. Purchaser acknowledges the following Special Disclosure was made related to this Property: Property was built before 1978 and therefore may contain lead paint. Lead paint disclosure provided.

**IN WITNESS WHEREOF**, the Purchaser(s) has executed this Agreement at Bomoseen, Vermont, this 11<sup>th</sup> day of March, 2021.

IN THE PRESENCE OF:

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Purchaser

**IN WITNESS WHEREOF**, the party holding the auction pursuant to the Judgment Order, Decree of Foreclosure and Order for Judicial Sale has executed this Agreement at Bomoseen, Vermont, this 11<sup>th</sup> day of March, 2021.

IN THE PRESENCE OF:

By: Thomas Hirchak Company

\_\_\_\_\_  
Witness

## Schedule A

Being all and the same lands and premises described in and conveyed by a Warranty Deed from James F. Riach to Jeannette Tucker, dated February 25, 2000 and recorded in the Town of Castleton Land Records and more particularly described therein as follows:

Being all and singular the same lands and premises conveyed to Bernard R. cicklin (sic) and Sandra L. Cocklin, husband and wife, by Gary M. Briere and Philip D. Brier, d/b/a Briere Brothers, by deed dated December 8, 1976 and recorded in the Land Records in the Town of Castleton in Book 58 at Page 255. The premises therein described is more particularly bounded and described as follows:

"Being all and singular the same lands and premises conveyed to Gary M. Briere and Philip D. Briere, d/b/a Briere Brothers, by William H. hart, by his deed dated October 21, 1975, and recorded in the Land Records of the Town of Castleton in Book 57 at Page 408. The premises therein described are more particularly bounded and described as follows:

Beginning at an iron pipe in the east line of Vermont Route 30, said pipe being the southwest comer of lands of Shaw; thence South 23° west 190 feet along the east line of Route 30 to an iron pipe; thence South 67° east 214.4 feet to an iron pipe; thence North 23° east 89.5 feet to an iron pipe; thence North 41° 34' west about 235 feet to the place of beginning. Containing .68 acre.

Reference is made to a map or survey by Landmark Surveying Company, Donald J. Kehoe, Jr., Registered Land Surveyor, dated November 1, 1976, and bearing the legend "Lands of Briere Brothers, Castleton, Vermont", which map or survey is recorded in the Land Records of the Town of Castleton in Map Book 3 at page (sic)

Reference is further made to two quit-claim deeds given and exchanged by and between the grantors herein and William H. Hart in order to effectuate and establish the southerly boundary line of the premises herein conveyed. Said deeds are as follows: A deed from Gary M. Briere and Philip D. Briere to William H. Hart dated November 15, 1976 and recorded in the Land Records of the Town of Castleton in Book 58 at Page 249 and a deed from William H. Hart to Gary M. Briere and Philip D. Briere d/b/a Briere Brothers, dated November 15, 1976, and recorded in the Land Records of the Town of Castleton in Book 58 at Page 250.

To all of which deeds, the aforesaid map or survey, the records thereof and the references therein contained, reference is hereby made and had for a fuller and more particular description."

Subject to a first mortgage given by Jeanntte Tucker to VHFA, and recorded in Book 108 Page 347 of the Castleton Town Records.

Reference is made to the above noted deeds and their records and to all former deeds and their records for a more particular description of the land and premises being conveyed herein.