



Vermont Association of Realtors®



ADDENDUM 3 TO PURCHASE AND SALE CONTRACT

Purchase and Sale Contract between:

Stella Martin (Seller) and

Erika P. Furey Trust and Joel M. Furey Trust (Purchaser).

Property Location 7060 Elmore Mountain Road Morristown (Property)
Street City/Town

The Contract Date is 04/03/2025.

This addendum is as follows:

The buyers, Erika P. Furey Trust and Joel M. Furey Trust have initiated a wire transfer for the balance of funds due, \$590,000.00, to Pall Spera Company Realtors Trust Account. They shall supply evidence the wire has been initiated. Pall Spera, Listing Broker, shall verify the funds have arrived in the Trust Account by Friday June 20, 2025. Mr. Spera shall wire the funds to the Seller's attorney, Stackpole and French, Trust Account for a closing no later than Wednesday June 25, 2025 at 1 PM.

In the event this transaction does not close by June 25, 2025, the buyers agree that they would be in default and the balance of the deposit held in escrow will be forfeited to the seller with no further recourse from the buyers.

This Addendum constitutes a part of the above-referenced Contract. All terms and conditions set forth in the Contract shall remain as set forth in the Contract, except as may be modified by this or any other addendum to the Contract.

Seller: Stella Martin
(Signature) Date

Purchaser: Joel M. Furey Trust
(Signature) Date

Seller:
(Signature) Date

Purchaser: Erika P. Furey Trust
(Signature) Date

Seller:
(Signature) Date

Purchaser:
(Signature) Date

Seller:
(Signature) Date

Purchaser:
(Signature) Date