

Land 5090500 **584 Tenney Mountain Highway** **Listed: 5/21/2026** **\$1,250,000**
Active **Plymouth** **NH 03245** **Closed**
Unit/Lot **DOM: 1**



County NH-Grafton
VillDstLoc
Zoning INDUST/COMM DVLMT
Lot Size Acres 1.93
Lot Size Square Feet 84,071
Price Per Acre \$647,668.39
Taxes TBD No
Tax Annual Amount \$34,374.00

Road Frontage Yes
Road Frontage Length 713
Surveyed Unknown
Surveyed By
ROW Parcel Access No
ROW Length
ROW Width
ROW to other Parcel
Total Lots 2
Total Leases
 %
Activation Date

Waterfront Property
Water View
Water Body Access
Water Body Name
Water Body Type
Water Frontage Length
Waterfront Property Rights
Water Body Restrictions



Directions From I-93, take Exit 26, Tenney Mountain Highway continue on past first set of traffic lights continue to 584 Tenney Mountain Highway it will be on your right before La Familia Restaurant. Property is situated between Tenney Mtn Highway & Smith Bridge Rd

Public Remarks Developers Dream, 1.93 +/- Acres with great road frontage on Tenney Mountain Highway and Smith Mountain Bridge - Two contiguous parcels totaling approximately 1.93 acres, identified as Tax Map 212-032, vacant land, and Tax Map 212-033, land with an existing building. Strategically positioned between Tenney Mountain Highway and Smith Bridge Road, the property offers an impressive 366 feet of major road frontage on Tenney Mountain Highway and an additional 347 feet of frontage on Smith Bridge Road, providing outstanding visibility, accessibility, and development potential. Imagine the possibilities for one or two retail sites with drive thru convenience in this high-traffic commercial corridor. The existing building includes two retail units and four one-bedroom apartments, creating immediate rental income while a developer advances planning, permitting, and future redevelopment. With fairly level land, strong traffic exposure, and multiple access points, this property may also be ideally suited for hospitality, restaurant, coffee shop, retail, or mixed-use development opportunities.

LOT/LOCATION

Development / Subdivision

Common Land Acres
Pole Number
Permit Number
Road Frontage Type Paved, Public Maintained Road

Lot Features In Town, Near Golf Course, Near Shopping, Near Skiing, Level, Major Road Frontage, Street Lights, View, Near Hospital, Near School(s)
Suitable Use Commercial, Development Potential, Industrial

School District Plymouth School District
Elementary School Plymouth Elementary School
Middle/Jr School
High School Plymouth Regional High School

UTILITIES

Utilities Cable at Site, Cable Available, Telephone at Site
Internet Unknown
Water Source Public, Public Water On-Site
Sewer On-Site Septic Exists, Public Available
Electric On-Site

Fuel Company
Electric Company
Water Company
Cable Company
Phone Company
Internet Service Provider

PUBLIC RECORDS

Deed Recorded Type Warranty
Total Deeds
Deed Book 2854
Deed Page 509
Plan Survey Number
Property ID 212033 & 212032

Map 212
Block 032 & 033
Lot 0
SPAN#

Tax Class
Tax Rate
Current Use No
Land Gains
AssmntAmt \$1,446,100
AssmntYr 2026
SpecAssmt

DISCLOSURES

Fee
Fee 2
Fee 3

DISCLOSURES Continued

Foreclosed/Bank-Owned/REO No

Flood Zone Unknown

Easements

Covenants No

Resort No

Auction

Auction Date

Auction Time

Auctioneer Name

Auctioneer License Number

Auction Price Determd By

Exclusions

Documents Available Deed, Property Disclosure, Tax Map

REMARKS -- OWNER/OCCUPANT -- SHOWING INSTRUCTIONS

Private Remarks

Private Office Remarks

Showing Instructions Appointment, Assisted Showings Reqrd, Call List Agent, Email Co-List Agent, Email Listing Agent, Call Co-List Agent, Text List Agent, Text Co-List Agent

Showing Service None

Input of Owner Name I have written permission to submit name

Owner Name MT PERO HOLDINGS, LLC

Owner Phone

Occupant Name

Occupant Phone

Management Company

Management Company Phone

LISTING & CLOSING INFORMATION

Listing Office - Office Name

Badger Peabody & Smith Realty

Listing Office - Phone Number

Off: 603-823-5700

Listing Office - Phone Number 2

Fax: 603-388-9000

List Agent - Agent Name

Linda Matheson

List Agent - Phone Number

Cell: 603-348-3764

List Agent - E-mail

LindaM@BadgerPeabodySmith.com

List Team - Team Name

List Team - Phone Number 1

List Team - Team Email 1

Co List Agent - Agent Name

Robert Matheson

Co List Agent - Phone Number

Phone: 603-348-7066

Co List Agent - E-mail

BobM@BadgerPeabodySmith.com

Alternate Contact - Agent Name

Alternate Contact - Phone Number

Buyer Office - Office Name

Buyer Office - Phone Number

Buyer Office - E-mail

Buyer Agent - Agent Name

Buyer Agent - Phone Number

Buyer Agent - E-mail

Buyer Team - Team Name

Buyer Team - Phone Number 1

Buyer Team - Team Email 1

Co Buyer Office - Office Name and Phone

Co Buyer Agent - Agent Name and Phone

Concessions

Concessions Amount

Concessions Comments

Appraisal Complete

Appraisal Type

Appraiser

Appraiser Phone

Appraiser Email

Buyer Name

Residence

Title Company

MLS List Date

5/21/2026

Expiration Date

5/20/2027

Active Under Contract Date

Pending Date

Withdrawn Date

Terminated Date

Close Date

Anticipated Closing Date

Marketed in other Property No

Type

Other MLS#

Comp Only No

Comp Type

Listing Type

Exclusive Right

Listing Service

Full Service

Designated/Apptd. Agency

Yes

Short Sale

No

Original List Price

\$1,250,000

Buyer Financing

Right of First Refusal

Contingencies

My Info: Linda Matheson - Cell: 603-348-3764

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TO BE COMPLETED BY SELLER

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.

1. SELLER: Mt. Pero Holdings, LLC

2. PROPERTY LOCATION: 584 Tenney Mtn Road, Plymouth, NH

3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? Yes No

4. SELLER: has as a business not residential has not occupied the property for 26 years.

5. **WATER SUPPLY**

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: Public Private Seasonal Unknown
 Drilled Dug Other

b. INSTALLATION: Location: Town water
Installed By: _____ Date of Installation: _____
What is the source of your information? owner Mt Pero Holdings LLC

c. USE: Number of persons currently using the system: _____
Does system supply water for more than one household? Yes No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: Yes No N/A Quantity: Yes No
Quality: Yes No Unknown
If YES to any question, please explain in Comments below or with attachment.

e. WATER TEST: Have you had the water tested? Yes No Date of most recent test _____
IF YES to any question, please explain in Comments below or with attachment.
Are you aware of any test results reported as unsatisfactory or satisfactory with notations? Yes No
IF YES, are test results available? Yes No
What steps were taken to remedy the problem? _____
COMMENTS: _____

6. **SEWAGE DISPOSAL SYSTEM**

a. TYPE OF SYSTEM: Public: Yes No Community/Shared: Yes No
Private: Yes No Unknown
Septic Design Available: Yes No

b. IF PUBLIC OR COMMUNITY/SHARED
Have you experienced any problems such as line or other malfunctions? Yes No
What steps were taken to remedy the problem? _____

c. IF PRIVATE:
TANK: Septic Tank Holding Tank Cesspool Unknown Other
Tank Size Gal. Unknown Other
Tank Type Concrete Metal Unknown Other
Location: East side of the building Location Unknown. Date of Installation: 1978?
Date of Last Servicing: 3/19/26 Name of Company Servicing Tank: Country House Septic
Have you experienced any malfunctions? Yes No
COMMENTS: When tank is pumped they pump ≈ 1000 gallons done yearly

SELLER(S) INITIALS PAS /

BUYER(S) INITIALS _____ /

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PROPERTY LOCATION: 584 Tenney Mtn Road, Plymouth, NH

d. LEACH FIELD: Yes No Other _____
 IF YES, Location: East of the Building Size: _____ Unknown
 Date of installation of leach field: 1978? Installed By: unknown
 Have you experienced any malfunctions? Yes No
 Comments: _____

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? Yes No Unknown
 IF YES, has a septic system evaluation been done within 180 days? Yes No Unknown
 Date of Evaluation: _____
 Comments: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

7. <u>INSULATION</u>	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>12" fiberglass</u>		
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>56" fiberglass</u>		
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	Floors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			

8. HAZARDOUS MATERIAL

a. **UNDERGROUND STORAGE TANKS - Current or previously existing:**
 Are you aware of any past or present underground storage tanks on your property? Yes No Unknown
 IF YES: Are tanks currently in use? Yes No
 IF NO: How long have tank(s) been out of service? _____
 What materials are, or were, stored in the tank(s)? _____
 Age of tank(s): _____ Size of tank(s): _____
 Location: _____
 Are you aware of any past or present problems such as leakage, etc? Yes No
 Comments: _____
 If tanks are no longer in use, have the tanks been removed? Yes No Unknown
 Comments: _____

b. **ASBESTOS - Current or previously existing:**
 As insulation on the heating system pipes or ducts? Yes No Unknown
 In the siding? Yes No Unknown In the roofing shingles? Yes No Unknown
 In flooring tiles? Yes No Unknown Other _____ Yes No Unknown
 If YES, Source of information: _____
 Comments: _____

c. **RADON/AIR - Current or previously existing:**
 Has the property been tested? Yes No Unknown
 If YES: Date: _____ By: _____
 Results: _____ If applicable, what remedial steps were taken? _____
 Has the property been tested since remedial steps? Yes No
 Are test results available? Yes No
 Comments: _____

SELLER(S) INITIALS PAS /

BUYER(S) INITIALS _____ /

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 584 Tenney Mtn Road, Plymouth, NH

d. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If YES: Date: _____ By: _____

Results: _____ If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? Yes No

Are test results available? Yes No Comments: _____

e. LEAD-BASED PAINT - Current or previously existing:

Are you aware of lead-based paint on this property? Yes No

If YES: Source of information: _____

Are you aware of any cracking, peeling, or flaking lead-based paint? Yes No

Comments: _____

f. Are you aware of any other hazardous materials? Yes No

If YES: Source of information: _____

Comments: _____

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?

Yes No Unknown If YES, Explain: _____

What is your source of information? MVSB mortgage paid in Full April 2024

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?

Yes No Unknown If YES, Explain: _____

What is your source of information? Mt Pero Holdings is the owner

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?

Yes No If YES, Explain: _____

d. Are you aware of any problems with other buildings on the property?

Yes No If YES, Explain: _____

e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.?

Yes No Unknown If YES, Explain: _____

f. Is this property located in a Federally Designated Flood Hazard Zone?

Yes No Unknown Comments: _____

g. Has the property been surveyed?

Yes No Unknown If YES, By: _____

If YES, is survey available? Yes No Unknown

h. How is the property zoned? Commercial / Residential

i. Heating System Age: 22 yrs Type: System 2000 Fuel: oil Tank Location: basement

Owner of Tank: Mt Pero Holdings LLC Forced Hot water

Annual Fuel Consumption: \$5,000 Price: \$350/Gallon Gallons: 1,400

Date system was last serviced and by whom? Dead River 1/27/26

Secondary Heat Systems: Water Heater tank replaced 7/10/21

Comments: _____

j. Roof Age: 1978 Type of Roof Covering: 1/2 metal 10 yrs 1/2 Shingles 22 yrs

Moisture or leakage: None that we know of

Comments: _____

SELLER(S) INITIALS PAS

BUYER(S) INITIALS _____

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PROPERTY LOCATION: 584 Tenney Mtn Road, Plymouth, NH

- k. **Foundation/Basement** Full Partial Other: _____ Type: Cement
Moisture or leakage: ground water / sewer pump in basement last serviced by
Comments: Rowell's for annual cleaning and repair 4/13/26
- l. **Chimney(s)** How Many? 0 Lined? _____ Last Cleaned: _____ Problems? _____
Comments: _____
- m. **Plumbing** Type: Copper tubing Age: 1978?
Comments: _____
- n. **Domestic Hot Water** Age: 7/10/21 new tank Type: Tank Gallons: 50
- o. **Electrical System** # of Amps 100 Circuit Breakers Fuses
Comments: _____
Solar Panels: Leased Owned If leased, explain terms of agreement: _____
Comments: 0
- p. **Modifications:** Are you aware of any modifications or repairs made without the necessary permits? Yes No
If Yes, please explain: _____
- q. **Pest Infestation:** Are you aware of any past or present pest infestations? Yes No Type: _____
Comments: _____
- r. **Methamphetamine Production** Do you have knowledge of methamphetamine production ever occurring on the property?
(Per RSA 477:4-g) Yes No If YES, please explain: _____
- s. **Air Conditioning** Type: Wall unit Age: old Date Last Serviced and by whom: 0
Comments: works
- t. **Pool** Age: 0 Heated: Yes No Type: _____ Last Date of Service: _____
By Whom: _____
- u. **Generator** Portable: Yes No Whole House: Yes No Kw/Size: _____ Last Date of Service: _____
If Portable: Included Negotiable
Comments: _____
- v. **Internet** Type Currently Used at Property: Spectrum Commercial
- w. **Other** (e.g. Alarm System, Irrigation System, etc.) 0
Comments: _____

NOTICE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS PA^S

BUYER(S) INITIALS /

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 584 Tenney Mtn Road, Plymouth, NH

10. **ADDITIONAL INFORMATION**

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?
 Yes No

b. ADDITIONAL COMMENTS:

ACKNOWLEDGEMENTS:

SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

Peggy A Smith Manager 5/13/26
SELLER Mt. Pero Holdings, LLC DATE _____ SELLER _____ DATE _____

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER _____ DATE _____ BUYER _____ DATE _____

SELLER(S) INITIALS PPS BUYER(S) INITIALS _____

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TO BE COMPLETED BY SELLER

1. SELLER: Mt. Pero Holdings, LLC

PROPERTY LOCATION: 584 Tenney Mtn Road, Plymouth, NH

3. The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by SELLER, or any real estate broker or salesperson representing SELLER, and is not a substitute for any inspection by BUYER. SELLER'S authorize the Listing Broker in this transaction to disclose the information in this statement to other real estate agents and to prospective BUYERS of this property.

4. **NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.**

5. **WATER SUPPLY** (Please answer all questions regardless of type of water supply)

a. TYPE OF SYSTEM: None Public Private Seasonal Unknown
 Drilled Dug Other

b. INSTALLATION: Location: _____ Installed By: _____
Date of Installation _____ What is the source of your information? _____

c. USE: Number of Persons currently using the system: _____
Does system supply water for more than one household? Yes No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?

Pump: Yes No N/A Quantity: Yes No Unknown
Quality: Yes No Unknown

If YES to any question, please explain in Comments below or with attachment.

e. WATER TEST: Have you had the water tested? Yes No Date of most recent test _____

If YES to any question, please explain in Comments below or with attachment.

To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notations? Yes No

If YES, are test results available? Yes No

What steps were taken to remedy the problem? _____

f. COMMENTS: _____

6. **SEWAGE DISPOSAL SYSTEM**

a. TYPE OF SYSTEM: Public: Yes No Community/Shared: Yes No
Private: Yes No Unknown: Yes No
None: Yes No Septic/Design Plan in Process? Yes No
Septic Design Available? Yes No

Comments: _____

b. IF PUBLIC OR COMMUNITY/SHARED:

Have you experienced any problems such as line or other malfunctions? Yes No

What steps were taken to remedy the problem? _____

c. IF PRIVATE:

TANK: Septic Tank Holding Tank Cesspool Unknown Other

Tank Size 500 Gal. 1,000 Gal. Unknown Other

Tank Type Concrete Metal Unknown Other

Location: _____ Location Unknown Date of Installation: _____

Date of Last Servicing: _____ Name of Company Servicing Tank: _____

Have you experienced any malfunctions? Yes No Comments: _____

d. LEACH FIELD: Yes No Other

IF YES: Size _____ Location: _____ Unknown

Date of installation of leach field: _____ Installed By: _____

Have you experienced any malfunctions? Yes No

Comments: _____

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? Yes No Unknown

IF YES, has a site assessment been done? Yes No Unknown

SOURCE OF INFORMATION: _____

f. COMMENTS: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

SELLER(S) INITIALS PAS /

BUYER(S) INITIALS _____ /



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 584 Tenney Mtn Road, Plymouth, NH

7. HAZARDOUS MATERIAL

UNDERGROUND STORAGE TANKS - Current or previously existing:

Are you aware of any past or present underground storage tanks on your property? YES NO UNKNOWN

IF YES: Are tanks currently in use? YES NO

IF NO: How long have tank(s) been out of service? _____

What materials are, or were, stored in the tank(s)? _____

Age of tank(s): _____ Size of tank(s): _____ Owner of tank(s): _____

Location: _____

Are you aware of any problems, such as leakage, etc.? Yes No Comments: _____

Are tanks registered with the Department of Environmental Services (D.E.S.)? YES NO UNKNOWN

If tanks are no longer in use, have tanks been abandoned according to D.E.S.? YES NO UNKNOWN

Comments: _____

8. GENERAL INFORMATION

a. Is this property subject to Association fees? YES NO UNKNOWN

If YES, Explain: _____

If YES, what is your source of information? _____

b. Is this property located in a Federally Designated Flood Hazard Zone? YES NO UNKNOWN

c. Are you aware of any liens, encroachments, easements, rights-of-way, leases, restrictive covenants, special assessments, right of first refusal, life estates, betterment fees or attachments on the property? YES NO UNKNOWN

If YES, Explain: _____

d. What is your source of information? owner of property Mt Pero Holdings LLC

e. Are you aware of any landfills, hazardous materials or any other factors, such as soil, flooding, drainage or any unusual factors? YES NO UNKNOWN

If YES, Explain: _____

f. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.? YES NO UNKNOWN

IF YES, Explain: _____

g. How is the property zoned? commercial/residential Source: Plymouth Tax Maps

h. Has the property been surveyed? YES NO UNKNOWN If YES, is the survey available? YES NO

i. Has the soil been tested? YES NO UNKNOWN If YES, are the results available? YES NO

j. Has a percolation test been done? YES NO UNKNOWN If YES, are the results available? YES NO

k. Has a test pit been done? YES NO UNKNOWN If YES, are the results available? YES NO

l. Have you subdivided the property? YES NO UNKNOWN

m. Are there any local permits? YES NO UNKNOWN Please explain: _____

n. Are there attachments explaining any of the above? YES NO UNKNOWN

o. Septic/Design plan available? YES NO UNKNOWN

p. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g) YES NO If YES, please explain: _____

9. ADDITIONAL INFORMATION:

10. NOTE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS PAS /

BUYER(S) INITIALS _____ /

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Peggy A Smith manager 5/13/26
SELLER Mt. Pero Holdings, LLC DATE SELLER DATE

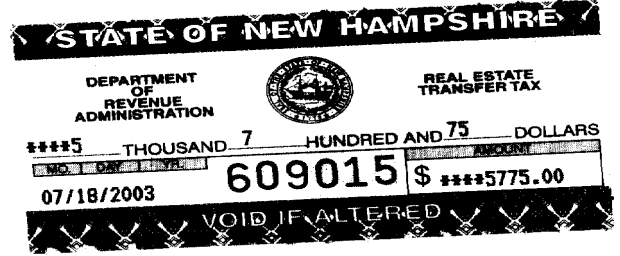
BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER DATE BUYER DATE

019397

2003 JUL 18 PM 1:52

GRAFTON COUNTY
REGISTRY OF DEEDS



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WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That, **Plymouth Mountain Management, LLC**, a New Hampshire limited liability company, with a mailing address of 584 Tenney Mountain Highway, Plymouth, New Hampshire, 03264, for consideration paid, grants to **Mt. Pero Holdings, LLC**, a limited liability company, organized and existing under the laws of the State of New Hampshire, with a mailing address of 584 Tenney Mountain Highway, Plymouth, New Hampshire, 03264, with Warranty Covenants:

A certain tract or parcel of land, with the buildings and improvements thereon, situate on the southerly side of Smith Bridge Road and the northerly side of Route 25, also known as **584 Tenney Mountain Highway, in Plymouth, Grafton County, New Hampshire**, more particularly bounded and described as follows:

Beginning at a point which marks the northwesterly corner of land now or formerly of Kenneth Robie, which point lies on the southerly limit of said Smith Bridge Road; thence

Westerly a distance of 365 feet, more or less, to land now or formerly of Flanders; thence

Southerly a distance of 215 feet, more or less, along land of Flanders to a point on the northerly limit of Route 3A and 25; thence

Easterly a distance of 365 feet, more or less, along the northerly limit of the last mentioned highway to a point which marks the southwestery corner of land of Robie; thence

Northerly a distance of 215 feet, more or less, along land of Robie to the point of beginning.

Meaning and intending to describe and convey all of the premises conveyed to Plymouth Mountain Management, LLC by deed of Richard S. McCormack and Janet A. McCormack, Trustees of the Richard S. McCormack and Janet A. McCormack Revocable Living Trust recorded in Volume 2551, Page 991 in the Grafton County Registry of Deeds.

Dated this 18 day of July, 2003

Plymouth Mountain Management, LLC

By: [Signature]
Andrew Yee, Member

STATE OF NEW HAMPSHIRE
COUNTY OF GRAFTON

On this 18 day of July, 2003, personally appeared Andrew Yee, Member of Plymouth Mountain Management, LLC, known to me or satisfactory proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

Before me,

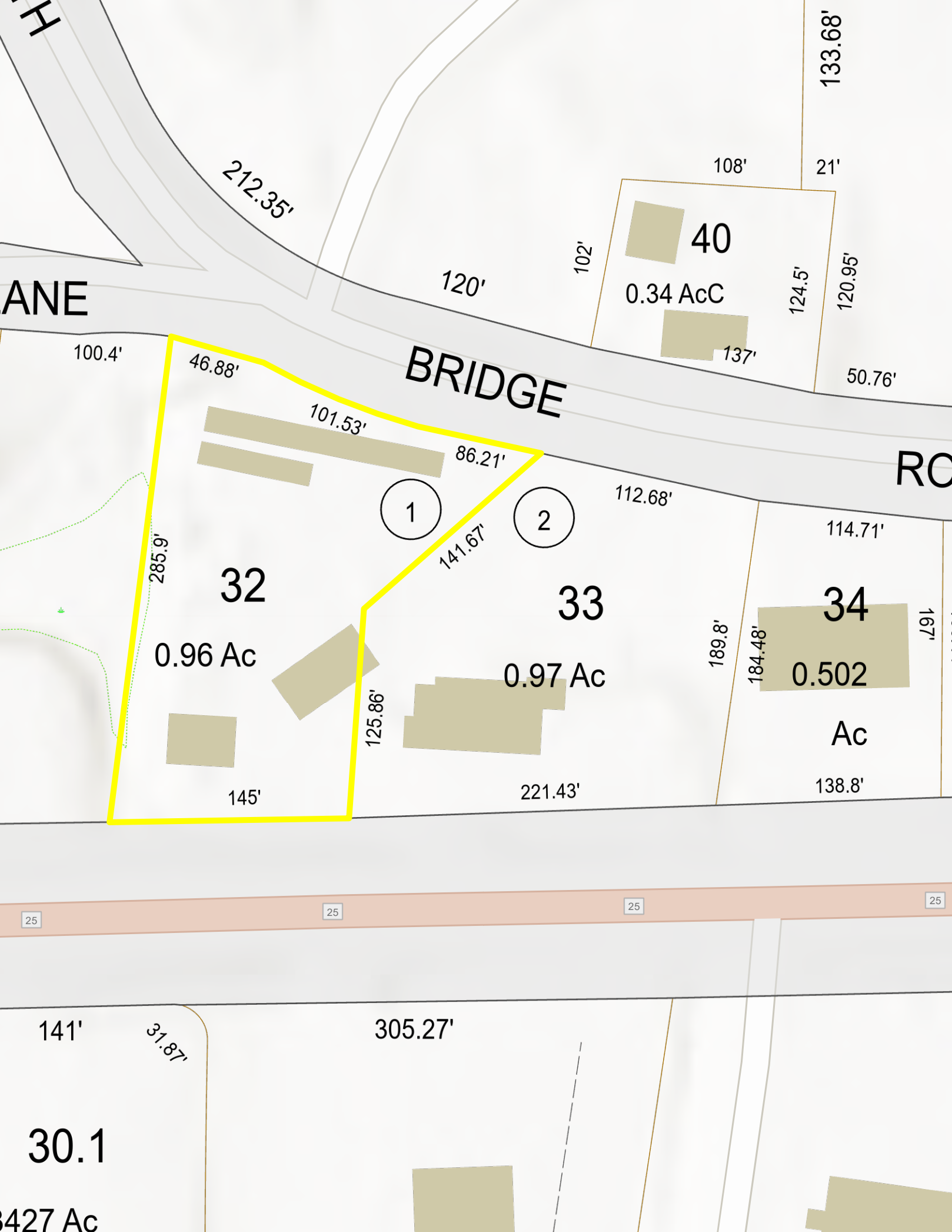
[Signature]
Justice of the Peace/Notary Public

My commission expires:

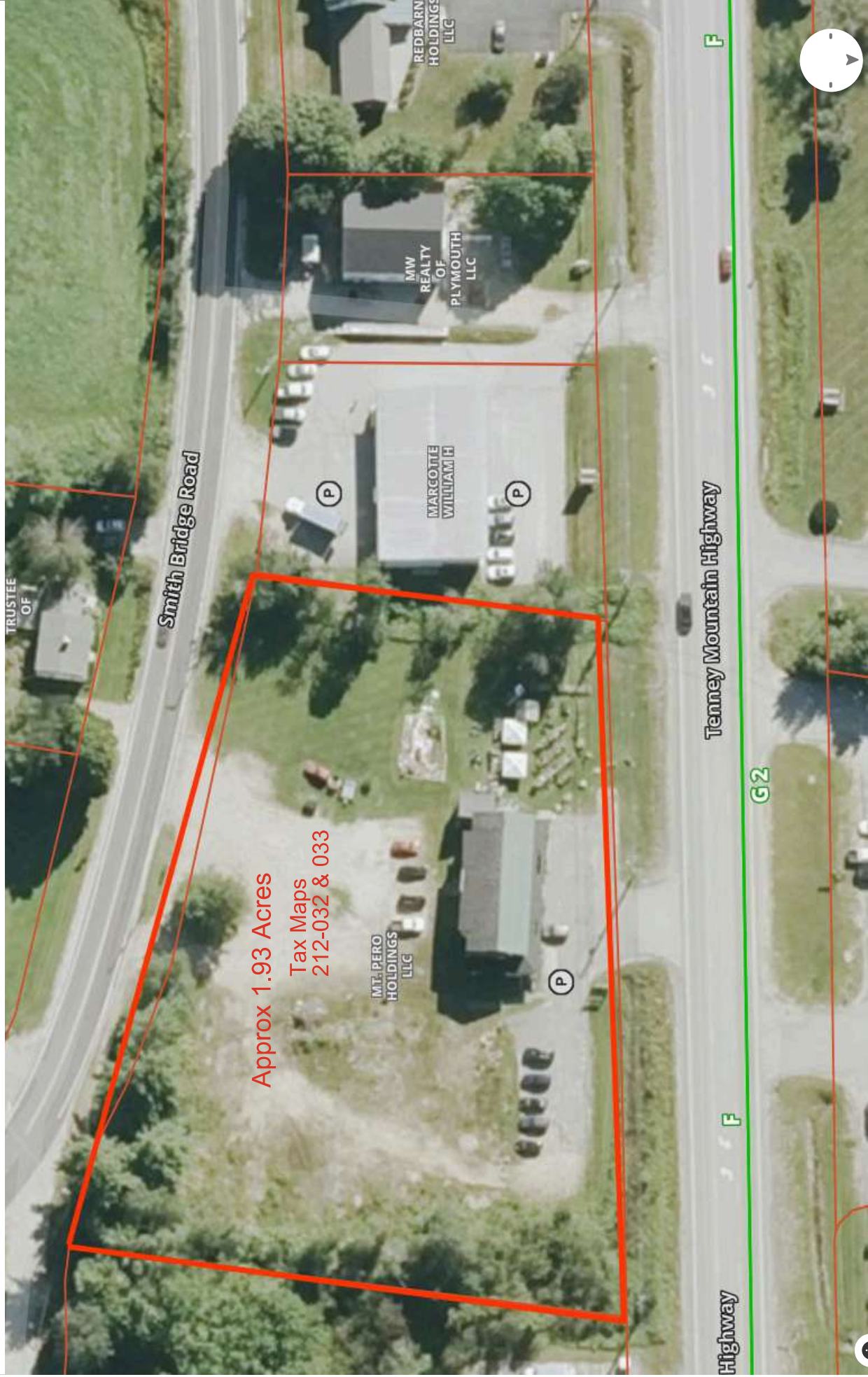
Print Name: John J. McCormack

Sjb:m5/03(dell)

Joel A. Dupuis REGISTER
GRAFTON COUNTY REGISTRY OF DEEDS



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Bill Information

Bill Number: 2025P01157391
Description:
Property ID: 212033
Owner: MT. PERO HOLDINGS LLC
Address: 584 TENNEY MOUNTAIN HY
Bill Date: 7/2/2025
Due Date: 7/2/2025

Bill Amount:	\$10,563.00
Interest:	\$0.00
Costs:	\$0.00
Total:	\$10,563.00
Payments:	\$10,563.00
Balance Due:	\$0.00

Details

Description	Date	Tax Year	Period	Amount
Payment - Principal	6/24/2025	2025	1	(\$10,563.00)
	7/2/2025	2025	1	\$10,563.00

Bill Information

Bill Number: 2025P02159816
Description:
Property ID: 212033
Owner: MT. PERO HOLDINGS LLC
Address: 584 TENNEY MOUNTAIN HY
Bill Date: 1/21/2026
Due Date: 1/21/2026

Bill Amount:	\$11,826.00
Interest:	\$0.00
Costs:	\$0.00
Total:	\$11,826.00
Payments:	\$11,826.00
Balance Due:	\$0.00

Details

Description	Date	Tax Year	Period	Amount
Payment - Principal	12/31/2025	2025	2	(\$11,826.00)
	1/21/2026	2025	2	\$11,826.00

Bill Information

Bill Number: 2025P01157392
Description:
Property ID: 212032
Owner: MT. PERO HOLDINGS LLC
Address: N/S TENNEY MOUNTAIN HY
Bill Date: 7/2/2025
Due Date: 7/2/2025

Bill Amount:	\$5,118.00
Interest:	\$0.00
Costs:	\$0.00
Total:	\$5,118.00
Payments:	\$5,118.00
Balance Due:	\$0.00

Details

Description	Date	Tax Year	Period	Amount
Payment - Principal	6/24/2025	2025	1	(\$5,118.00)
	7/2/2025	2025	1	\$5,118.00

Bill Information

Bill Number: 2025P02159817
Description:
Property ID: 212032
Owner: MT. PERO HOLDINGS LLC
Address: N/S TENNEY MOUNTAIN HY
Bill Date: 1/21/2026
Due Date: 1/21/2026

Bill Amount:	\$6,867.00
Interest:	\$0.00
Costs:	\$0.00
Total:	\$6,867.00
Payments:	\$6,867.00
Balance Due:	\$0.00

Details

Description	Date	Tax Year	Period	Amount
Payment - Principal	12/31/2025	2025	2	(\$6,867.00)
	1/21/2026	2025	2	\$6,867.00



Property Card: N/S TENNEY MOUNTAIN HY
Town of Plymouth, NH

<p>NO PHOTO AVAILABLE</p>	<p>Parcel ID: 212-032-000-000 PID: 212032000000000000</p> <p>Owner: MT. PERO HOLDINGS LLC Co-Owner: Mailing Address: 584 TENNEY MTN HY PLYMOUTH, NH 03264</p>
General Information	Assessed Value
<p>Map: 212032 Lot: 000000 Sub: 000000</p> <p>Land Use: COM/IND Zone: INDUST/COMM DVLMT Land Area in Acres: 0.96 Current Use: N Neighborhood: N-T Frontage: 0 Waterfront: 0 View Factor: N</p>	<p>Land: \$504,200 Buildings: \$0 Extra Features: \$0 Total: \$504,200</p> <hr/> <p style="text-align: center;">Sale History</p> <p>Book/Page: 2854-0509 Sale Date: 7/18/2003 Sale Price: 385000</p>
Building Details	<p>Condition: Depreciation: 0 No. Bedrooms: 0 No. Baths: 0 Adj Bas: 0</p>
<p>Model Description: Total Gross Area: 0 Year Built: 0 Building Grade: Stories:</p>	



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This information is believed to be correct but is subject to change and is not warranted.



Property Card: 584 TENNEY MOUNTAIN HY
Town of Plymouth, NH



Parcel ID: 212-033-000-000
PID: 212033000000000000

Owner: MT. PERO HOLDINGS LLC
Co-Owner:
Mailing Address: 584 TENNEY MTN HY
PLYMOUTH, NH 03264

General Information

Assessed Value

Map: 212033
Lot: 000000
Sub: 000000

Land: \$529,900
Buildings: \$406,300
Extra Features: \$5,700
Total: \$941,900

Land Use: COM/IND
Zone: INDUST/COMM DVLMT
Land Area in Acres: 0.97
Current Use: N
Neighborhood: N-U
Frontage: 0
Waterfront: 0
View Factor: N

Sale History

Book/Page: 2854-0509
Sale Date: 7/18/2003
Sale Price: 385000

Building Details

Model Description: MIXED OLD
Total Gross Area: 0
Year Built: 1977
Building Grade: AVG
Stories: 2.00 STORY FRAME

Condition: AVERAGE
Depreciation: 0
No. Bedrooms: 4
No. Baths: 5
Adj Bas: 0



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This information is believed to be correct but is subject to change and is not warranted.