



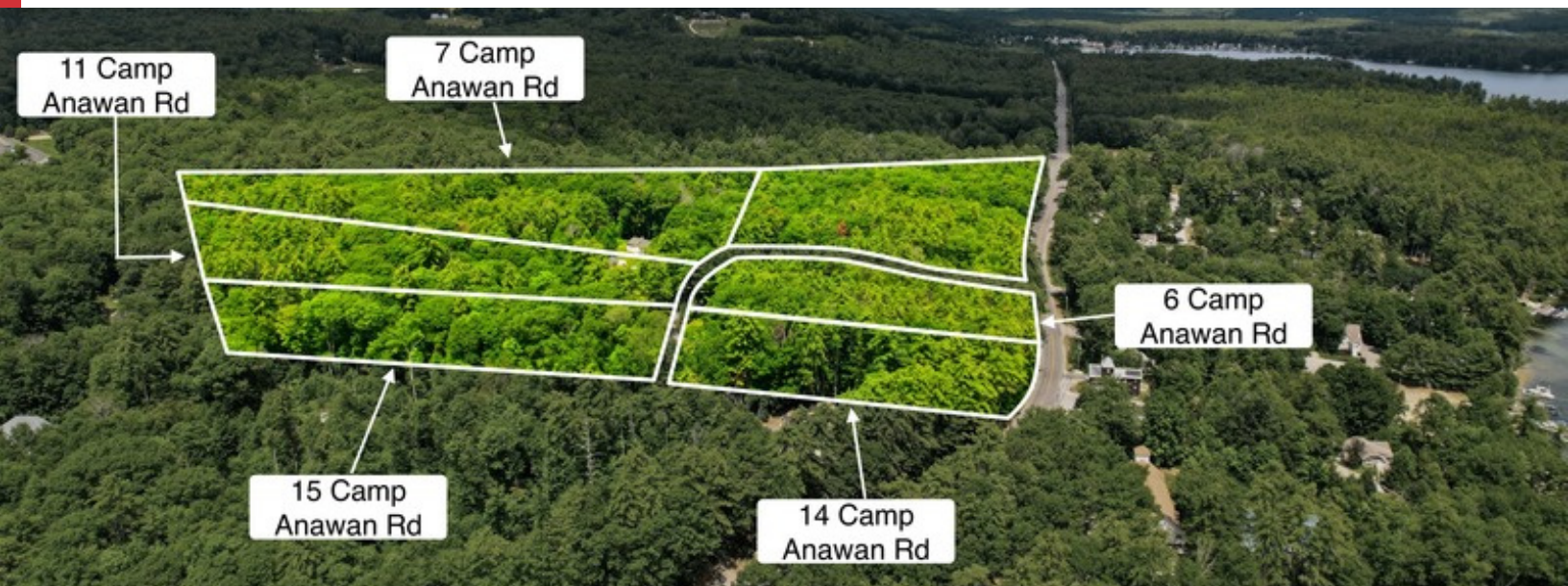
**EXISTING MULTI-
HOME COMPOUND
OR
POTENTIAL
REDEVELOPMENT SITE**

FOR SALE

**6, 7, 11, 14 & 15 CAMP ANAWAN RD
MEREDITH, NH 03253**

18.04 +/- ACRES AVAILABLE

PROPERTY INFORMATION



FOR SALE

6/7/11/14/15 CAMP ANAWAN ROAD, MEREDITH, NH 03253

PRICE: \$3,500,000

DESCRIPTION:

A once-in-a-generation offering, this expansive five-lot property on a private road at Camp Anawan Road in Meredith, New Hampshire, is being offered for sale together for the first time in over 50 years. Spanning a total of 18.04 acres, the property features five existing move-in ready homes and a free-standing garage, creating an ideal setup for a large family summer compound or a significant development project.

Situated closer to the charming amenities of Center Harbor yet offering convenient access to vibrant downtown Meredith, this property provides the perfect balance of privacy and proximity to Lakes Region attractions, dining, shopping, and recreational opportunities.

The homes are well-maintained and ready for immediate occupancy, allowing buyers to enjoy the property right away while exploring future development options.

This versatile property offers multiple paths forward: continue its legacy as a private family retreat, convert it into a multi-home income-producing compound, or pursue redevelopment into a larger residential community. No engineering studies or permitting work have been completed by the seller — all due diligence is the responsibility of the buyer.

Properties of this scale and history on private roads in the Meredith area are exceptionally rare. Whether you're a family seeking a legacy compound or a developer looking for the next major Lakes Region project, this is a unique opportunity to own a substantial footprint with existing infrastructure and strong potential.

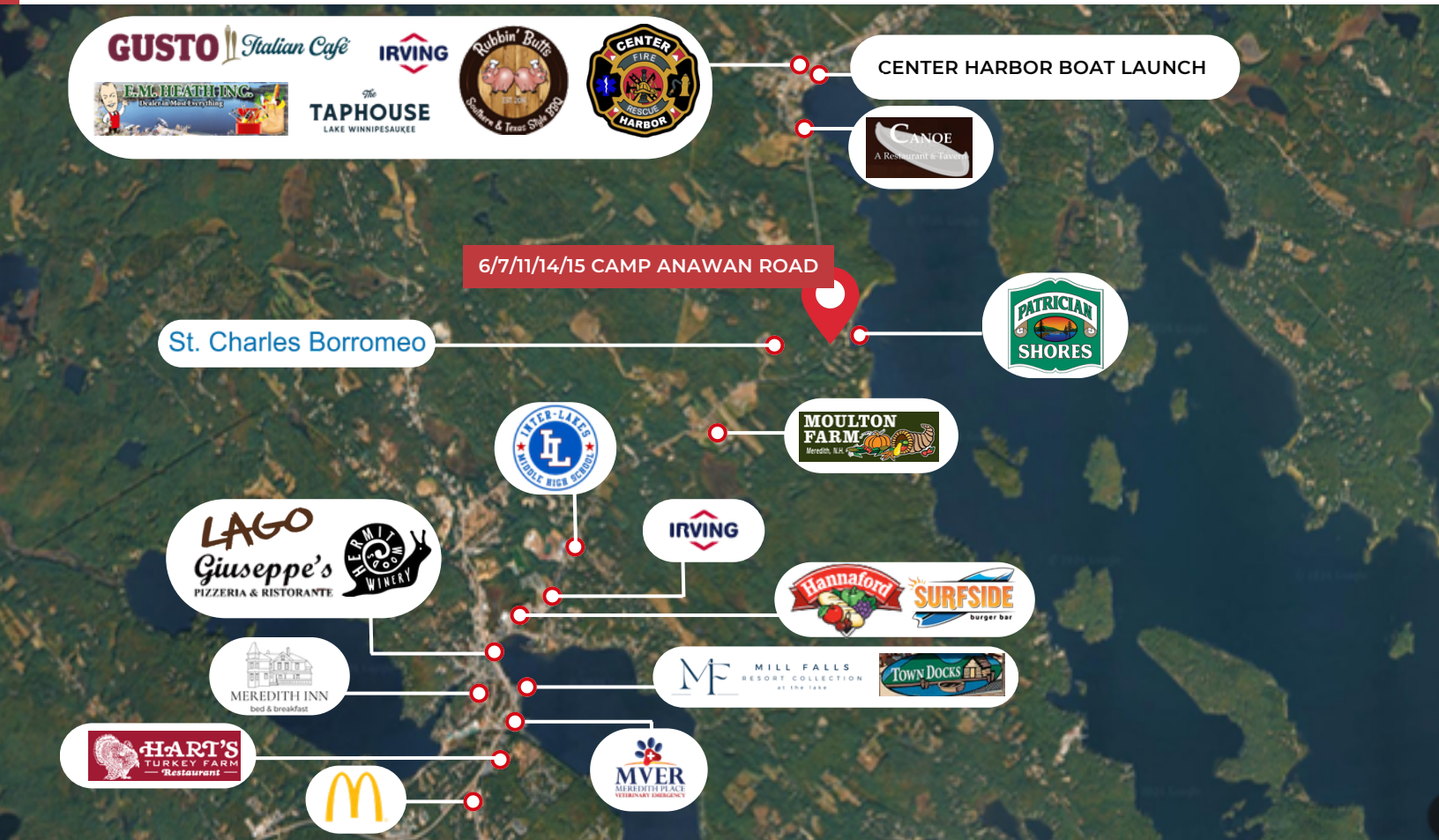
PROPERTY HIGHLIGHTS:

- Total Acreage: 18.04 acres across five separate lots
- Existing Structures: Five turn-key homes totaling over 19,000 SF (gross) of living space, plus a 672 SF free-standing garage ideal for storage, vehicles, boats, or maintenance equipment for the entire compound
- Current Use: Long-established family summer compound with a rich history of multi-generational enjoyment
- Development Potential: Strong upside for developers — based on current density requirements, the property can potentially support 19-20 new units (seller has not performed any due diligence, engineering, or permitting — buyer to perform their own due diligence)

Lot-by-Lot Details

- 6 Camp Anawan Road — 2.15 acres with one 4,452 SF (gross) home
- 7 Camp Anawan Road — 7.00 acres with one 3,246 SF (gross) home
- 11 Camp Anawan Road — 5.11 acres with one 5,760 SF (gross) home
- 14 Camp Anawan Road — 1.67 acres with two homes (3,680 SF and 1,860 SF gross)
- 15 Camp Anawan Road — 2.11 acres featuring the 672 SF free-standing garage

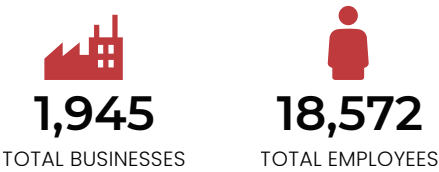
DEMOGRAPHICS



2026 SUMMARY

2026 SUMMARY	2 MILE	5 MILE	10 MILE
Population	1,622	9,928	31,019
Households	760	4,655	14,691
Families	485	2,964	9,321
Avg HH Size	2.13	2.09	2.08
Median Age	58.6	57.7	55.9
Median HH Income	\$112,123	\$107,666	\$105,366
Avg HH Income	\$143,773	\$134,618	\$135,048

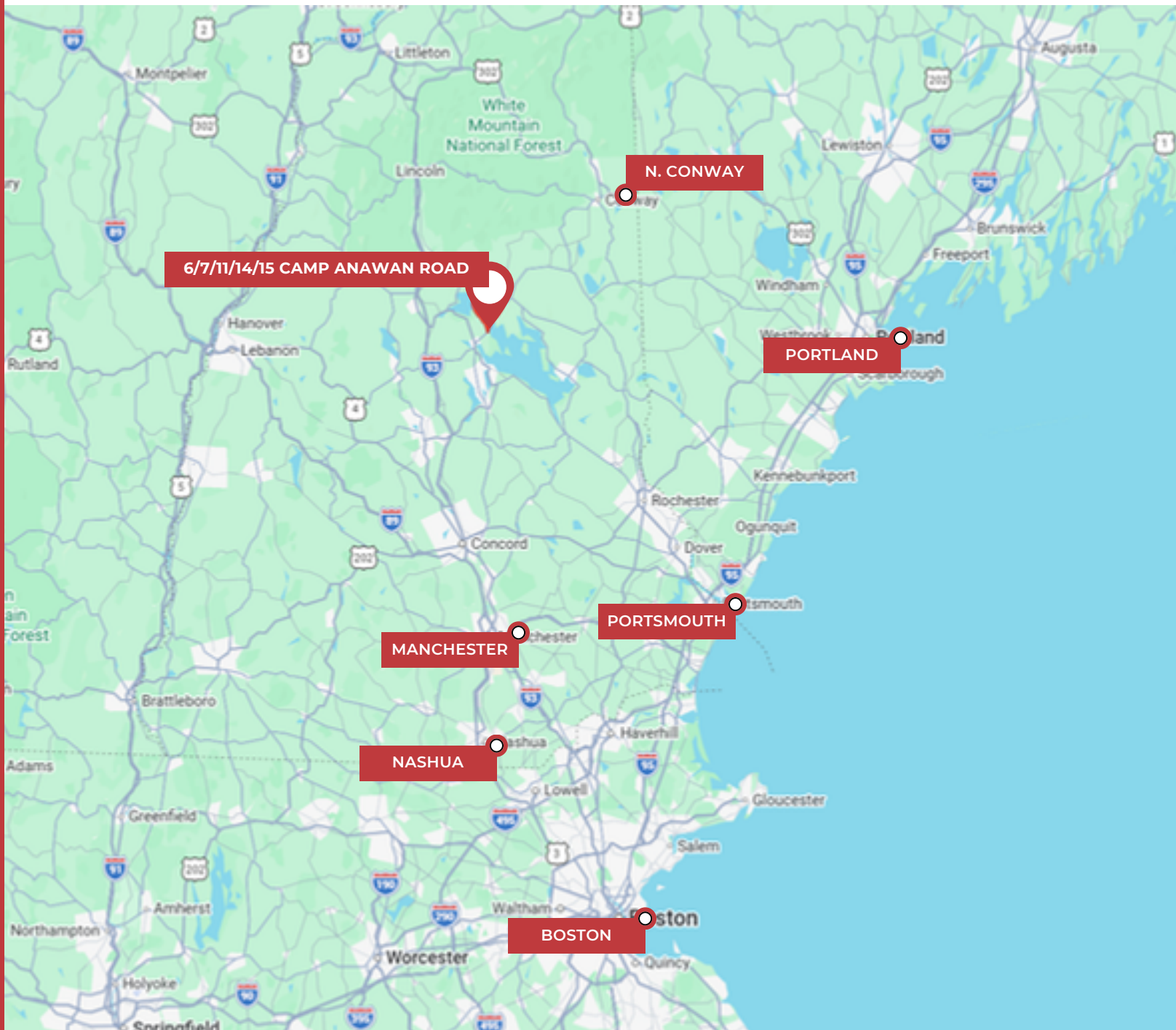
BUSINESSES (10 MILE)



INCOME (10 MILE)



MAP LOCATOR



DRIVE TIMES TO:

Boston, MA	1 hr 51 mins	N. Conway, NH	1 hr
Manchester, NH	1 hr 4 mins	Portsmouth, NH	1 hr 27 mins
Nashua, NH	1 hr 21 mins	Portland, ME	1 hr 56 mins

PHOTOS



PHOTOS



TAX CARD (6 CAMP ANAWAN ROAD)

6 CAMP ANAWAN RD

Location 6 CAMP ANAWAN RD

MBLU U39/ 2/ 97/ 1

Acct# 15730

Owner FIVE K LLC

Total Market Value \$601,200

Appraisal \$601,200

PID 5455

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$181,700	\$419,500	\$601,200
Assessment			
Valuation Year	Improvements	Land	Total
2025	\$181,700	\$419,500	\$601,200

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner FIVE K LLC
Co-Owner
Address 53 AYER RD
LITTLETON, MA 01460

Sale Price \$2,640,500
Certificate
Book & Page 3745/975
Sale Date 05/05/2026
Instrument 1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FIVE K LLC	\$2,640,500		3745/975	1A	05/05/2026
FINN NH 1983 NOMINEE TR	\$0		867/32	1A	04/02/1984
FIRST OXYGEN REALTY TRUST	\$0		0705/0426	1N	05/16/1977

TAX CARD (6 CAMP ANAWAN ROAD)

Building Information

Building 1 : Section 1

Year Built: 1940
 Living Area: 1,608
 Replacement Cost: \$254,515
 Building Percent Good: 70
 Replacement Cost
 Less Depreciation: \$178,200

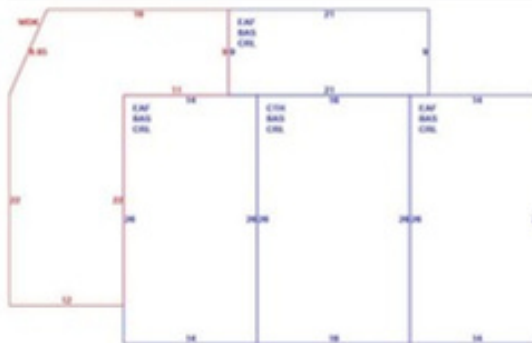
Building Attributes	
Field	Description
Style:	Ranch
Model	Residential
Grade:	Average
Stories:	1
Occupancy	1
Exterior Wall 1	Stone/Masonry
Exterior Wall 2	Vinyl Siding
Roof Structure:	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Ceram Clay Til
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	6
Bath Style:	Average/Modern
Kitchen Style:	Average/Modern
MHI Park	

Building Photo



(<https://images.vpsl.com/photos/MeredithNHPhotos/100/0074/07.jpg>)

Building Layout



([ParcelSketch.aspx?pid=5455&bid=5576](#))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,333	1,333
EAF	Attic, Expansion, Finished	917	275
CRL	Crawl Space	1,333	0
CTH	Cathedral Ceiling	416	0
WDK	Deck, Wood	453	0
		4,452	1,608

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #

TAX CARD (6 CAMP ANAWAN ROAD)

FPL1	FIREPLACE 1 ST	1.00 UNITS	\$3,500	1
------	----------------	------------	---------	---

Land

Land Use		Land Line Valuation	
Use Code	1010	Size (Acres)	2.15
Description	SINGLE FAM	Depth	402
Zone	S	Total Market Land	\$419,500
Neighborhood	PS2	Appraised Value	\$419,500
Alt Land Appr	No		
Category			

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$181,700	\$419,500	\$601,200
2024	\$181,700	\$419,500	\$601,200
2023	\$181,700	\$419,500	\$601,200

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$181,700	\$419,500	\$601,200
2024	\$181,700	\$419,500	\$601,200
2023	\$181,700	\$419,500	\$601,200

(c) 2026 Vision Government Solutions, Inc. All rights reserved.

TAX CARD (7 CAMP ANAWAN ROAD)

7 CAMP ANAWAN RD

Location 7 CAMP ANAWAN RD

MBLU U39/ 2/ 96/ /

Acct# 15720

Owner FIVE K LLC

Total Market Value \$687,500

Appraisal \$687,500

PID 5454

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$177,900	\$509,600	\$687,500
Assessment			
Valuation Year	Improvements	Land	Total
2025	\$177,900	\$509,600	\$687,500

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner FIVE K LLC
Co-Owner
Address 53 AYER RD
LITTLETON, MA 01460

Sale Price \$795,700
Certificate
Book & Page 3745/983
Sale Date 05/05/2026
Instrument 1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FIVE K LLC	\$795,700		3745/983	1A	05/05/2026
FINN NH 1983 NOMINEE TR	\$0		867/41	1A	04/02/1984
FIRST OXYGEN REALTY TRUST	\$0		0814/0050		10/23/1981

TAX CARD (7 CAMP ANAWAN ROAD)

Building Information

Building 1 : Section 1

Year Built:	1960
Living Area:	1,082
Replacement Cost:	\$208,820
Building Percent Good:	83
Replacement Cost Less Depreciation:	\$173,300

Building Attributes	
Field	Description
Style:	Modern/Contemp
Model	Residential
Grade:	Average
Stories:	1
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	K Pine boards
Interior Flr 1	Hardwood
Interior Flr 2	Ceram Clay Til
Heat Fuel	Gas
Heat Type:	Forced Hot Air
AC Type:	Central
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	5
Bath Style:	Average/Modern
Kitchen Style:	Average/Modern
MH Park	

Building Photo



(<https://images.vqsl.com/photos/MeredithNHPhotos/100/00175/94.jpg>)

Building Layout



TAX CARD (7 CAMP ANAWAN ROAD)

(ParcelSketch.ashx?pid=5454&bid=5575)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	934	934
EAF	Attic, Expansion, Finished	494	148
CTH	Cathedral Ceiling	440	0
UBM	Basement, Unfinished	934	0
WDK	Deck, Wood	444	0
		3,246	1,082

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL2	1.5 STORY CHIM	1.00 UNITS	\$4,600	1

Land

Land Use

Use Code 1010
Description SINGLE FAM
Zone S
Neighborhood PS2
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 7
Depth 0
Total Market Land \$509,600
Appraised Value \$509,600

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$177,900	\$509,600	\$687,500
2024	\$177,900	\$509,600	\$687,500
2023	\$177,900	\$509,600	\$687,500

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$177,900	\$509,600	\$687,500
2024	\$177,900	\$509,600	\$687,500

TAX CARD (7 CAMP ANAWAN ROAD)

2023	\$177,900	\$509,600	\$687,500
------	-----------	-----------	-----------

(c) 2026 Vision Government Solutions, Inc. All rights reserved.

TAX CARD (11 CAMP ANAWAN ROAD)

11 CAMP ANAWAN RD

Location 11 CAMP ANAWAN RD

MBLU U39/ 2/ 95/ /

Acct# 15710

Owner FIVE K LLC

Total Market Value \$681,900

Appraisal \$681,900

PID 5453

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$207,100	\$474,800	\$681,900
Assessment			
Valuation Year	Improvements	Land	Total
2025	\$207,100	\$474,800	\$681,900

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner	FIVE K LLC	Sale Price	\$2,640,500
Co-Owner		Certificate	
Address	53 AYER RD LITTLETON, MA 01460	Book & Page	3745/975
		Sale Date	05/05/2026
		Instrument	1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FIVE K LLC	\$2,640,500		3745/975	1A	05/05/2026
FINN NH 1983 NOMINEE TR	\$0		867/32	1A	04/02/1984
FIRST OXYGEN REALTY TRUST	\$0		0705/0426	1N	05/16/1977

TAX CARD (11 CAMP ANAWAN ROAD)

Building Information

Building 1 : Section 1

Year Built: 1940
 Living Area: 2,464
 Replacement Cost: \$290,831
 Building Percent Good: 70
 Replacement Cost
 Less Depreciation: \$203,600

Building Attributes	
Field	Description
Style:	Family Duplex
Model	Residential
Grade:	Average
Stories:	1
Occupancy	2
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	Stone/Masonry
Roof Structure:	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Ceram Clay Til
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	0
Total Rooms:	8
Bath Style:	Average/Modern
Kitchen Style:	Average/Modern
MH Park	

Building Photo



(<https://images.vgsi.com/photos/MeredithNHPhotos/100/00174/06.jpg>)

Building Layout



([ParcelSketch.aspx?pid=5453&bid=5574](#))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,464	2,464
CRL	Crawl Space	2,464	0
WDK	Deck, Wood	832	0
		5,760	2,464

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL1	FIREPLACE 1 ST	1.00 UNITS	\$3,500	1

TAX CARD (11 CAMP ANAWAN ROAD)

Land			
Land Use		Land Line Valuation	
Use Code	1040	Size (Acres)	5.11
Description	TWO FAMILY	Depth	742
Zone	S	Total Market Land	\$474,800
Neighborhood	PS2	Appraised Value	\$474,800
Alt Land Appr Category	No		

Outbuildings	
Outbuildings	Legend
No Data for Outbuildings	

Valuation History			
Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$207,100	\$474,800	\$681,900
2024	\$207,100	\$474,800	\$681,900
2023	\$207,100	\$474,800	\$681,900
Assessment			
Valuation Year	Improvements	Land	Total
2025	\$207,100	\$474,800	\$681,900
2024	\$207,100	\$474,800	\$681,900
2023	\$207,100	\$474,800	\$681,900

(c) 2026 Vision Government Solutions, Inc. All rights reserved.

TAX CARD (14 CAMP ANAWAN ROAD)

14 CAMP ANAWAN RD

Location	14 CAMP ANAWAN RD	MBLU	U39/ 2/ 93/ /
Acct#	15690	Owner	FIVE K LLC
Total Market Value	\$678,000	Appraisal	\$678,000
PID	5451	Building Count	2

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$268,000	\$410,000	\$678,000
Assessment			
Valuation Year	Improvements	Land	Total
2025	\$268,000	\$410,000	\$678,000

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner	FIVE K LLC	Sale Price	\$2,640,500
Co-Owner		Certificate	
Address	53 AYER RD	Book & Page	3745/975
	LITTLETON, MA 01460	Sale Date	05/05/2026
		Instrument	1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FIVE K LLC	\$2,640,500		3745/975	1A	05/05/2026
FINN NH 1983 NOMINEE TR	\$0		867/32	1A	04/02/1984
FIRST OXYGEN REALTY TRUST	\$0		0705/0426	1N	05/16/1977

TAX CARD (14 CAMP ANAWAN ROAD)

Building Information

Building 1 : Section 1

Year Built: 1940
 Living Area: 1,640
 Replacement Cost: \$242,958
 Building Percent Good: 70
 Replacement Cost
 Less Depreciation: \$170,100

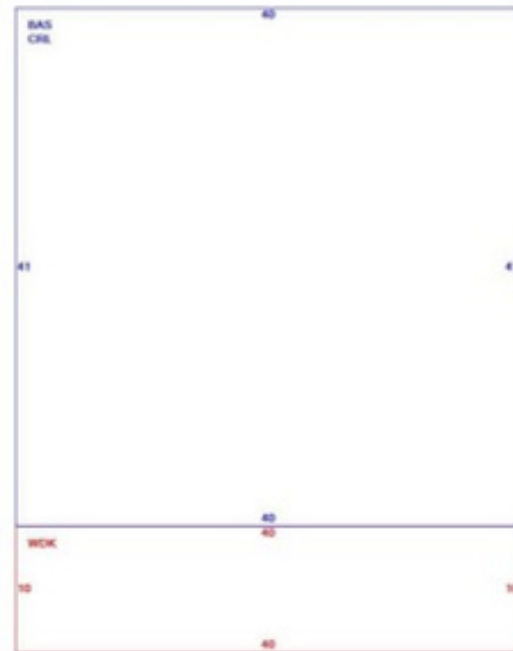
Building Attributes	
Field	Description
Style:	Ranch
Model	Residential
Grade:	Average
Stories:	1
Occupancy	1
Exterior Wall 1	Stone/Masonry
Exterior Wall 2	Vinyl Siding
Roof Structure:	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Hardwood
Heat Fuel	Electric
Heat Type:	Electric
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	0
Total Rooms:	7
Bath Style:	Average/Modern
Kitchen Style:	Average/Modern
MH Park	

Building Photo



(<https://images.vgsi.com/photos/MeredithNHPhotos/100/00/74/03.jpg>)

Building Layout



([ParcelSketch.aspx?pid=5451&bid=5572](#))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,640	1,640
CRL	Crawl Space	1,640	0
WDK	Deck, Wood	400	0
		3,680	1,640

TAX CARD (14 CAMP ANAWAN ROAD)

Building 2 : Section 1

Year Built:	1940
Living Area:	724
Replacement Cost:	\$139,928
Building Percent Good:	70
Replacement Cost	
Less Depreciation:	\$97,900

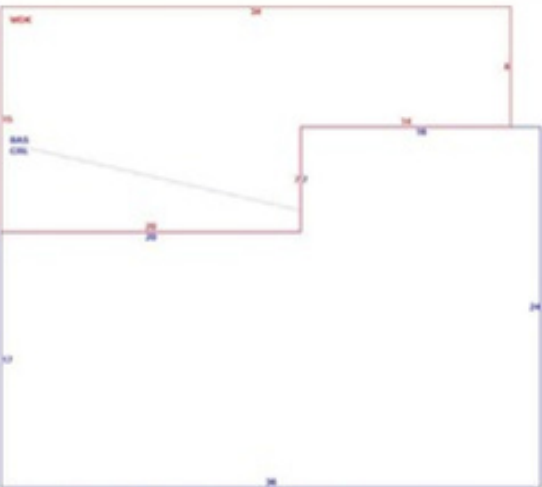
Building Attributes : Bldg 2 of 2	
Field	Description
Style:	Bungalow
Model	Residential
Grade:	Average
Stories:	1
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	Stone/Masonry
Roof Structure:	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	K Pine boards
Interior Flr 1	Carpet
Interior Flr 2	Pine/Soft Wood
Heat Fuel	Electric
Heat Type:	Electric
AC Type:	None
Total Bedrooms:	1 Bedroom
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	3
Bath Style:	Average/Modern
Kitchen Style:	Average/Modern
MH Park	

Building Photo



(<https://images.vgsi.com/photos/MeredithNHPhotos/100/00/74/04.jpg>)

Building Layout



([ParcelSketch.aspx?oid=5451&bid=102111](#))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	724	724
CRL	Crawl Space	724	0
WDK	Deck, Wood	412	0
		1,860	724

Extra Features

Extra Features	Legend
No Data for Extra Features	

TAX CARD (14 CAMP ANAWAN ROAD)

Land

Land Use		Land Line Valuation	
Use Code	1090	Size (Acres)	1.67
Description	MULTI HSES	Depth	410
Zone	S	Total Market Land	\$410,000
Neighborhood	PS2	Appraised Value	\$410,000
Alt Land Appr	No		
Category			

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$268,000	\$410,000	\$678,000
2024	\$268,000	\$410,000	\$678,000
2023	\$268,000	\$410,000	\$678,000

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$268,000	\$410,000	\$678,000
2024	\$268,000	\$410,000	\$678,000
2023	\$268,000	\$410,000	\$678,000

(c) 2026 Vision Government Solutions, Inc. All rights reserved.

TAX CARD (15 CAMP ANAWAN ROAD)

15 CAMP ANAWAN RD

Location	15 CAMP ANAWAN RD	MBLU	U39/ 2/ 94/ /
Acct#	15700	Owner	FIVE K LLC
Total Market Value	\$320,300	Appraisal	\$320,300
PID	5452	Building Count	1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$20,600	\$299,700	\$320,300
Assessment			
Valuation Year	Improvements	Land	Total
2025	\$20,600	\$299,700	\$320,300

Parcel Addresses

Additional Addresses
No Additional Addresses available for this parcel

Owner of Record

Owner	FIVE K LLC	Sale Price	\$2,640,500
Co-Owner		Certificate	
Address	53 AYER RD LITTLETON, MA 01460	Book & Page	3745/975
		Sale Date	05/05/2026
		Instrument	1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FIVE K LLC	\$2,640,500		3745/975	1A	05/05/2026
FINN NH 1983 NOMINEE TR	\$0		867/32	1A	04/02/1984
FIRST OXYGEN REALTY TRUST	\$0		0705/0426	1N	05/16/1977

TAX CARD (15 CAMP ANAWAN ROAD)

Building Information

Building 1 : Section 1

Year Built:
 Living Area: 0
 Replacement Cost: \$0
 Building Percent Good:
 Replacement Cost
 Less Depreciation: \$0

Building Attributes	
Field	Description
Style:	Accessory Bldg
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
MH Park	

Building Photo



<https://images.vgsi.com/photos/MeredithNH/Photos/100/0074/05.jpg>

Building Layout

[Building Layout \(ParcelSketch.ashx?oid=5452&bid=5573\)](#)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

TAX CARD (15 CAMP ANAWAN ROAD)

Land

Land Use		Land Line Valuation	
Use Code	1060	Size (Acres)	2.11
Description	AC LND IMP MDL-00	Depth	
Zone	S	Total Market Land	\$299,700
Neighborhood	PS2	Appraised Value	\$299,700
Alt Land Appr Category	No		

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR1	GARAGE-AVE			672.00 S.F.	\$18,800	1
SHD4	PUMPHOUSE			120.00 S.F.	\$1,800	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$20,600	\$299,700	\$320,300
2024	\$20,600	\$299,700	\$320,300
2023	\$20,600	\$299,700	\$320,300

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$20,600	\$299,700	\$320,300
2024	\$20,600	\$299,700	\$320,300
2023	\$20,600	\$299,700	\$320,300

(c) 2026 Vision Government Solutions, Inc. All rights reserved.

DEED (7 CAMP ANAWAN RD)

Book: 3745 Page: 983

Please Return to:
Paul S. Reuland, Esq.
Sheehan Phinney Bass & Green
1000 Elm Street
Manchester, NH 03101

E # 2603963 05/05/2026 03:06:19
Book 3745 Page 983 Page 1 of 6
Register of Deeds, Belknap County

Laura J. Legante



TT: \$ 11,936.00



WARRANTY DEED

John F. Finn, Maureen Leonard, Frank H. Finn, Jr. and Stephen K. Finn, Trustees of the Finn N.H. 1983 Nominee Trust, having an address of 97 Turnpike Road, Westborough, Massachusetts 01581, for consideration paid, grant to *Five K, LLC*, a Massachusetts limited liability company, having a mailing address of 53 Ayer Road, Littleton, MA 01460, with warranty covenants:

That certain tract or parcel of land situated in the Town of Meredith, Belknap County, New Hampshire, being described as Tract No. 6 of 7 Acres, Section 2 on a map of Patrician Shores entitled Section 2 Map of Patrician Shores, Meredith, N.H. dated October 30, 1967. Said map or plan traced by others by Tri-State Surveying and Engineers, Inc. (W.H.F.) and duly recorded in the Belknap County Registry of Deeds, Book 29, Page 2210 and 2211.

The property is subject to all easements, restrictions, covenants, conditions, reservations, rights-of-way, liens, encumbrances, and other matters of record as of the date hereof.

Meaning and intending to describe and convey the same premises conveyed to Frank H. Finn and Paul M. Horrigan, Trustees of the Finn N.H. 1983 Nominee Trust by Quitclaim Deed of Frank H. Finn and Frederick R. Ford, Trustees of First Oxygen Realty Trust, dated October 7, 1983 and recorded at Book 867, Page 41 of the Belknap County Registry of Deeds.

This is not Homestead premises.

The undersigned, John F. Finn, Maureen Leonard, Frank H. Finn, Jr. and Stephen K. Finn,, in their capacities as Trustees under the Finn N.H. 1983 Nominee Trust created by Frank H. Finn and Paul M. Horrigan as grantor under trust agreement dated October 7, 1983, as affected by Resignation of Trustee dated March 7, 2013 and by Certificate of Appointment and Acceptance of Co-Trustees dated March 7, 2013, and thereto have full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust and no purchaser

1

Belknap County, NH Doc # 2603963 Page 1 of 6

DEED (7 CAMP ANAWAN RD)

Book: 3745 Page: 984

or third party shall be bound to inquire whether the trustees have said power or is property exercising the power or to see if the application of any trust asset paid to the trustees for a conveyance thereof.

[remainder of page intentionally left blank]

DEED (7 CAMP ANAWAN RD)

Book: 3745 Page: 985

Executed this 4th day of May, 2026.

FINN N.H. 1983 NOMINEE TRUST

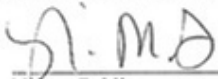

John F. Finn, Trustee

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Middlesex, MA, s.s.

The foregoing instrument was acknowledged before me this 4th day of May, 2026,
by John F. Finn in his capacity as a Trustee of the Finn N.H. 1983 Nominee Trust.



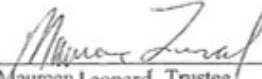
(Seal)


Notary Public
My Commission Expires: 10/15/2032

DEED (7 CAMP ANAWAN RD)

Book: 3745 Page: 986

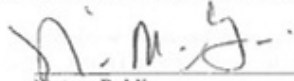
FINN N.H. 1983 NOMINEE TRUST


Maureen Leonard, Trustee

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Middlesex MA, s.s.

The foregoing instrument was acknowledged before me this 14th day of May, 2026,
by Maureen Leonard in her capacity as a Trustee of the Finn N.H. 1983 Nominee Trust.




Notary Public
My Commission Expires: 10/15/2032

DEED (7 CAMP ANAWAN RD)

Book: 3745 Page: 987

FINN N.H. 1983 NOMINEE TRUST

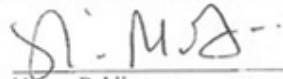

Frank H. Finn Jr., Trustee

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Middlesex MA, s.s.

The foregoing instrument was acknowledged before me this 4th day of May, 2026,
by Frank H. Finn Jr. in his capacity as a Trustee of the Finn N.H. 1983 Nominee Trust.



(Seal)


Notary Public
My Commission Expires: 10/15/2032

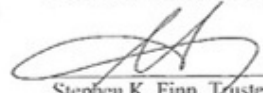
5

Belknap County, NH Doc # 2603963 Page 5 of 6

DEED (7 CAMP ANAWAN RD)

Book: 3745 Page: 988

FINN N.H. 1983 NOMINEE TRUST

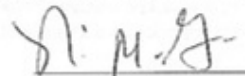

Stephen K. Finn, Trustee

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Middlesex, MA, s.s.

The foregoing instrument was acknowledged before me this 4th day of May, 2026,
by Stephen K. Finn in his capacity as a Trustee of the Finn N.H. 1983 Nominee Trust.



(Seal)


Notary Public
My Commission Expires: 10/15/2032

DEED (6,11,14,15 CAMP ANAWAN RD)

Book: 3745 Page: 975

Please Return to:
Paul S. Reuland, Esq.
Sheehan Phinney Bass & Green
1000 Elm Street
Manchester, NH 03101

E # 2603962 05/05/2026 03:06:18
Book 3745 Page 975 Page 1 of 8
Register of Deeds, Belknap County

Laura J. Lepore



TT: \$ 39,608.00



QUITCLAIM DEED

John F. Finn, Maureen Leonard, Frank H. Finn, Jr. and Stephen K. Finn, Trustees of the Finn N.H. 1983 Nominee Trust, having an address of 53 Ayer Road, Littleton, MA 01460, for consideration paid, grant to *Five K, LLC*, a Massachusetts limited liability company, having a mailing address of 53 Ayer Road, Littleton, MA 01460, with quitclaim covenants:

Four certain tracts or parcels of land situated in Meredith, Belknap County, New Hampshire and described as follows:

TRACT 1 (Lot #3)

Beginning at a drill hole on the Westerly side of Route 25 at the corner of land now or formerly of G. Donald Jr. and Francis S. Bulmer; thence

Running South 82° 55' 40" West along land of said Bulmer Four Hundred (400) feet to an iron rod; thence

Turning and running generally Northeasterly along the road within Patrician Shores - Section II on (2) courses as follows: North 17° 45' 35" East One Hundred Thirty-Two and Three One Hundredths (132.02) feet to a point; Northeasterly on a curve to the left having radius of Nine Hundred Ninety-One and Ninety-Eight One Hundredths (991.98) feet Sixty-Four and Fifty-Eight One Hundredths (64.58) feet to an iron rod at the Southwest corner of Lot 7 as shown on the plan referred to below; thence

Turning and running North 82° 36' 50" East Four Hundred Two and Thirty-Seven One Hundredths (402.37) feet to an iron rod set at the Westerly side of Route 25; thence

Turning and running generally Southwesterly along said Route 25 three (3) courses as follows: South 12° 21' 45" West Sixty and Ninety-Eight One Hundredths (60.98) feet to a drill

1

Belknap County, NH Doc # 2603962 Page 1 of 8

DEED (6,11,14,15 CAMP ANAWAN RD)

Book: 3745 Page: 976

hole; South $18^{\circ} 21' 25''$ West Ninety-Four and Thirty-Three One Hundredths (94.33) feet to drill hole, South $22^{\circ} 44' 05''$ West Forty-Four and Sixty-Nine One Hundredths (44.69) feet to place of beginning.

Meaning and intending hereby to describe a tract or parcel of land containing 1.672 acres, more or less, and described and shown as Lot #3 on a Plan entitled "Boundary Plan Part of Patrician Shores- Section 2, Meredith, N.H.", Thomas F. Moran, Inc., dated February 14, 1977 and recorded in Plan Book 64, Plan 49.

TRACT II (Lot #4)

Beginning at an iron rod at the Northwest corner of land of said Bulmer said point also being on the Northeasterly boundary of land of George and Richard Trodella; thence

Running North $35^{\circ} 39' 05''$ West Two Hundred (200) feet along land of said Trodella to an iron rod; thence

Turning and running North $82^{\circ} 36' 50''$ East Six Hundred Eight and Eighteen One Hundredths (608.18) feet to an iron rod at the road running within Patrician Shores - Section II; thence

Turning and running generally Southwesterly on three (3) courses as follows: Southwesterly on a curve to the right with a radius of Nine Hundred Forty-One and Ninety-Eight One Hundredths (941.98) feet Forty-One and Sixty-Three One Hundredths (41.63) feet to a point, South $17^{\circ} 45' 35''$ West One Hundred Thirty-Two and Three One Hundredths (132.03) feet to a point, Westerly on a curve to the right with a radius of Twenty-Five (25) feet, Thirty-Eight (38) feet to the place of beginning.

Meaning and intending to hereby describe a tract or parcel of land containing 2.113 acres, more or less, and described and shown as Lot #4 on a Plan entitled "Boundary Plan Part of Patrician Shores Section 2, Meredith, N.H.", Thomas F. Moran, Inc., dated February 14, 1977 and recorded in Plan Book 64, Plan 49.

TRACT III (Lot # 5)

Beginning at an iron rod at the road running within Patrician Shores - Section II at the Southeasterly corner of land of said Latimer; thence

Running generally Southwesterly along said road running within Patrician Shores - Section II on two (2) courses as follows: Southwesterly on a curve to the left having a radius of One Hundred Sixty-Seven and Forty One Hundredths (167.40) feet Eighty-Eight and Eight-One Hundredths (88.80) feet to a point, Southwesterly on a curve to the right having a radius of Nine Hundred Forty-One and Ninety-Eight Hundredths (941.98) feet Two Hundred Thirteen and Thirty-Five One Hundredths (213.35) feet to an iron rod; thence

DEED (6,11,14,15 CAMP ANAWAN RD)

Book: 3745 Page: 977

Turning and running South 82° 36' 50" East Six Hundred Eight and Eighteen One Hundredths (608.18) feet to an iron rod set at land of said Trodella; thence

Turning and running North 35° 39' 05" West Three Hundred Sixty-Two and Ninety-One Hundredths (362.90) feet along land of said Trodella to an iron rod at the Southwest corner of land of said Latimer; thence

Turning and running North 84° 55' 55" East Eight Hundred Seventy-Six and Seventy-Four One Hundredths (876.74) feet to the place of beginning.

Meaning and intending hereby to describe a tract or parcel of land containing 5.107 acres, more or less, and described and shown as Lot #5 on a Plan entitled "Boundary Plan Part of Patrician Shores Section 2, Meredith, N.H.", Thomas F. Moran, Inc., dated February 14, 1977 and recorded in Plan Book 64, Plan 49.

TRACT IV (Lot # 7)

Beginning at an iron rod on the Westerly side of Route 25 at the Northeast corner of the above-described TRACT I; thence

Running South 82° 36' 50" West Four Hundred Two and Thirty-Seven One Hundredths (402.37) feet to an iron rod at the road running within Patrician Shores – Section II; thence

Turning and running generally Northerly and Easterly along said road running within Patrician Shores – Section II Five (5) courses as follows: Northerly on a curve to the left having a radius of Nine Hundred Ninety-One and Ninety-Eight One Hundredths (991.98) feet Two Hundred Three and Ninety-Three One Hundredths (203.93) feet to a point, Northeasterly on a curve to the right having a radius of One Hundred Seventeen and Forty-One Hundredths (117.40) feet, Two Hundred Sixty-One and Seventeen One Hundredths (261.17) feet to a point, Easterly on a curve to the left having a radius of Two Hundred Seventy-Five (275) feet One Hundred Thirty-Three and Thirteen One Hundredths (133.13) feet to a point, South 78° 01' 25" East Fifty-Five and Ninety-Seven One Hundredths (55.97) feet to a point, Southeasterly on a curve to the right having a radius of Twenty-Five (25) feet Thirty-Four and Forty-Two One Hundredths (34.42) feet to a point at Route 25; thence

Turning and running Southerly by said Route 25 three (3) courses as follows: South 0° 51' 45" West Thirty-Three and Forty-Five One Hundredths (33.45) feet to a drill hole, South 5° 26' 20" West Seventy-Two and Five One Hundredths (72.05) feet to a drill hole, South 12° 21' 45" West Thirty-Seven and Twenty-Seven One Hundredths (37.27) feet to the place of beginning.

Meaning and intending hereby to describe a tract or parcel of land containing 2.150 acres, more or less, and described and shown as Lot #7 on a Plan entitled "Boundary Plan Part of Patrician Shores Section 2, Meredith, N.H.", Thomas F. Moran, Inc., dated February 14, 1977 and recorded in Plan Book 64, Plan 9.

DEED (6,11,14,15 CAMP ANAWAN RD)

Book: 3745 Page: 978

Meaning and intending to describe and convey Tract I, Tract II, Tract III and Tract IV as conveyed to Frank H. Finn and Paul M. Horrigan, Trustees of the Finn N.H. 1983 Nominee Trust by Quitclaim Deed of Frank H. Finn and Frederick R. Ford, Trustees of First Oxygen Realty Trust, dated October 7, 1983 and recorded at Book 867, Page 32 of the Belknap County Registry of Deeds.

The property is subject to all easements, restrictions, covenants, conditions, reservations, rights-of-way, liens, encumbrances, and other matters of record as of the date hereof.

This is not a Homestead premises.

The undersigned, John F. Finn, Maureen Leonard, Frank H. Finn, Jr. and Stephen K. Finn,, in their capacities as Trustees under the Finn N.H. 1983 Nominee Trust created by Frank H. Finn and Paul M. Horrigan as grantor under trust agreement dated October 7, 1983, as affected by Resignation of Trustee dated March 7, 2013 and by Certificate of Appointment and Acceptance of Co-Trustees dated March 7, 2013, and thereto have full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the trustees have said power or is property exercising the power or to see if the application of any trust asset paid to the trustees for a conveyance thereof.

[remainder of page intentionally left blank]

DEED (6,11,14,15 CAMP ANAWAN RD)

Book: 3745 Page: 979

Executed this 4th day of May, 2026.

FINN N.H. 1983 NOMINEE TRUST

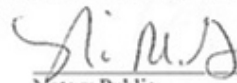

John F. Finn, Trustee

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Middlesex, MA, s.s.

The foregoing instrument was acknowledged before me this 4th day of May, 2026,
by John F. Finn in his capacity as a Trustee of the Finn N.H. 1983 Nominee Trust.



(Seal)


Notary Public
My Commission Expires: 10/15/2032

DEED (6,11,14,15 CAMP ANAWAN RD)

Book: 3745 Page: 980

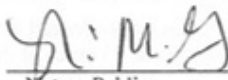
FINN N.H. 1983 NOMINEE TRUST


Maureen Leonard, Trustee

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Middlesex, MA, s.s.

The foregoing instrument was acknowledged before me this 4th day of May, 2026,
by Maureen Leonard in her capacity as a Trustee of the Finn N.H. 1983 Nominee Trust.




Notary Public
My Commission Expires: 10/15/2032

DEED (6,11,14,15 CAMP ANAWAN RD)

Book: 3745 Page: 981

FINN N.H. 1983 NOMINEE TRUST

Frank H. Finn Jr.
Frank H. Finn Jr., Trustee

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Middlesex MA, s.s.

The foregoing instrument was acknowledged before me this 4th day of May, 2026,
by Frank H. Finn Jr. in his capacity as a Trustee of the Finn N.H. 1983 Nominee Trust.



(Seal)

Nina McGinnis
Notary Public
My Commission Expires: 10/15/2032

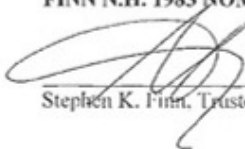
7

Belknap County, NH Doc # 2603962 Page 7 of 8

DEED (6,11,14,15 CAMP ANAWAN RD)

Book: 3745 Page: 982

FINN N.H. 1983 NOMINEE TRUST

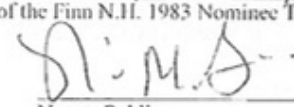

Stephen K. Finn, Trustee

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Middlesex, MA, s.s.

The foregoing instrument was acknowledged before me this 4th day of May, 2026,
by Stephen K. Finn in his capacity as a Trustee of the Finn N.H. 1983 Nominee Trust.



(Seal)


Notary Public
My Commission Expires: 10/15/2032

CONFIDENTIALITY & DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any opinion as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

This sale is subject to NH RSA 205 -A relative to the resale of manufactured housing parks.

PRESENTED BY:

MATT ROBINSON

ADVISOR

tel (603) 637-2237

mobile (603) 714-3426

mrobinson@nainorwoodgroup.com

NAI Norwood Group
Commercial Real Estate Services, Worldwide

NAI Norwood Group
116 South River Road
Bedford, NH 03110
www.nainorwoodgroup.com