



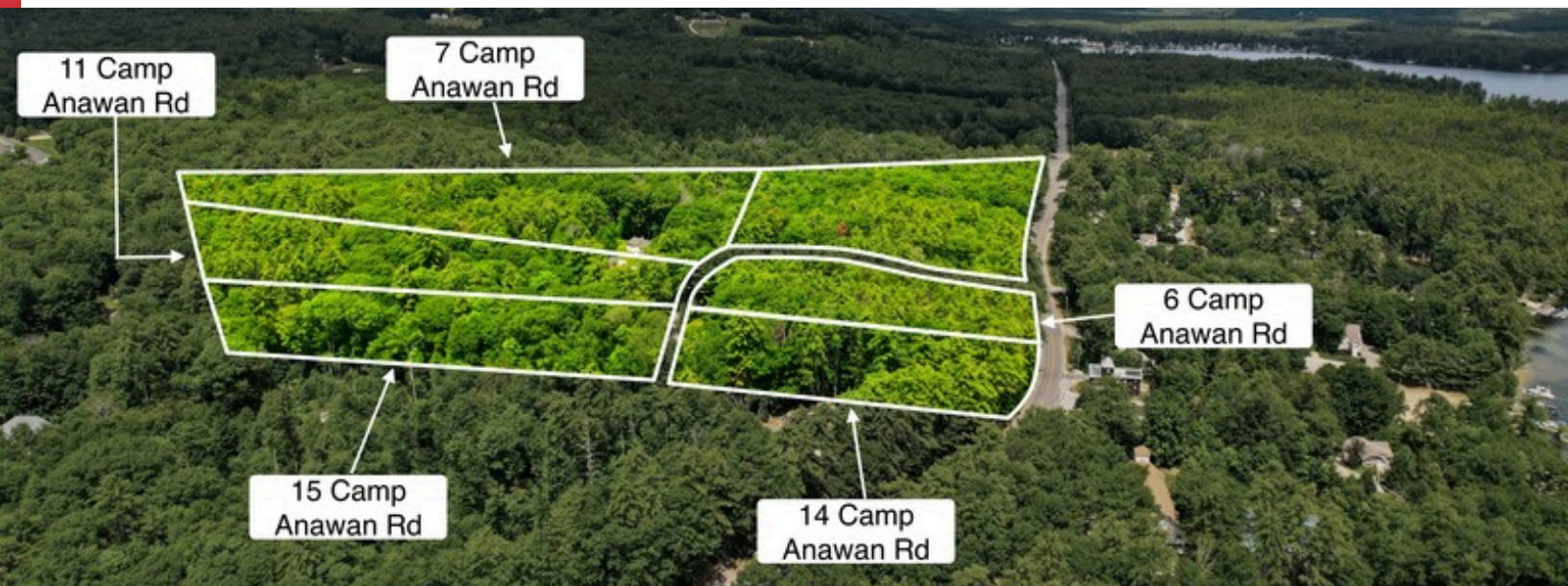
EXISTING MULTI-HOME COMPOUND

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:

Patrician Shores Association in Meredith, NH, is a small, friendly water-access community of about 84 homes on Lake Winnepesaukee, located between Meredith Village and Center Harbor.

Membership benefits:

- Access to a highly regarded private natural sandy beach (roughly 400–500 feet long) with panoramic views of the Ossipee Mountains, a swim raft, picnic areas, and parking.
- Boat facilities including 44 licensed slips (generally for boats up to 24 feet LOA / 8'6" beam), (Note: Property does not own any boat slips. Slips are available for sale when they become available.) 6 boat moorings, PWC moorings (assigned by lottery), a boat launch, and canoe/kayak racks and storage.
- Recreational amenities such as tennis (and often pickleball/basketball) courts, a small playing field, and a recreation/community hall.
- Maintenance of common areas, and organized social events plus membership meetings. Annual association fees typically cover these shared facilities (with a separate fee for dock slip holders).

The community offers a private neighborhood feel with easy walking or biking access to the beach and docks, while remaining close to shops, restaurants, and services in Meredith and Center Harbor. It provides an affordable way to enjoy Lake Winnepesaukee living compared with direct waterfront ownership.

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.

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.

PROPERTY INFORMATION



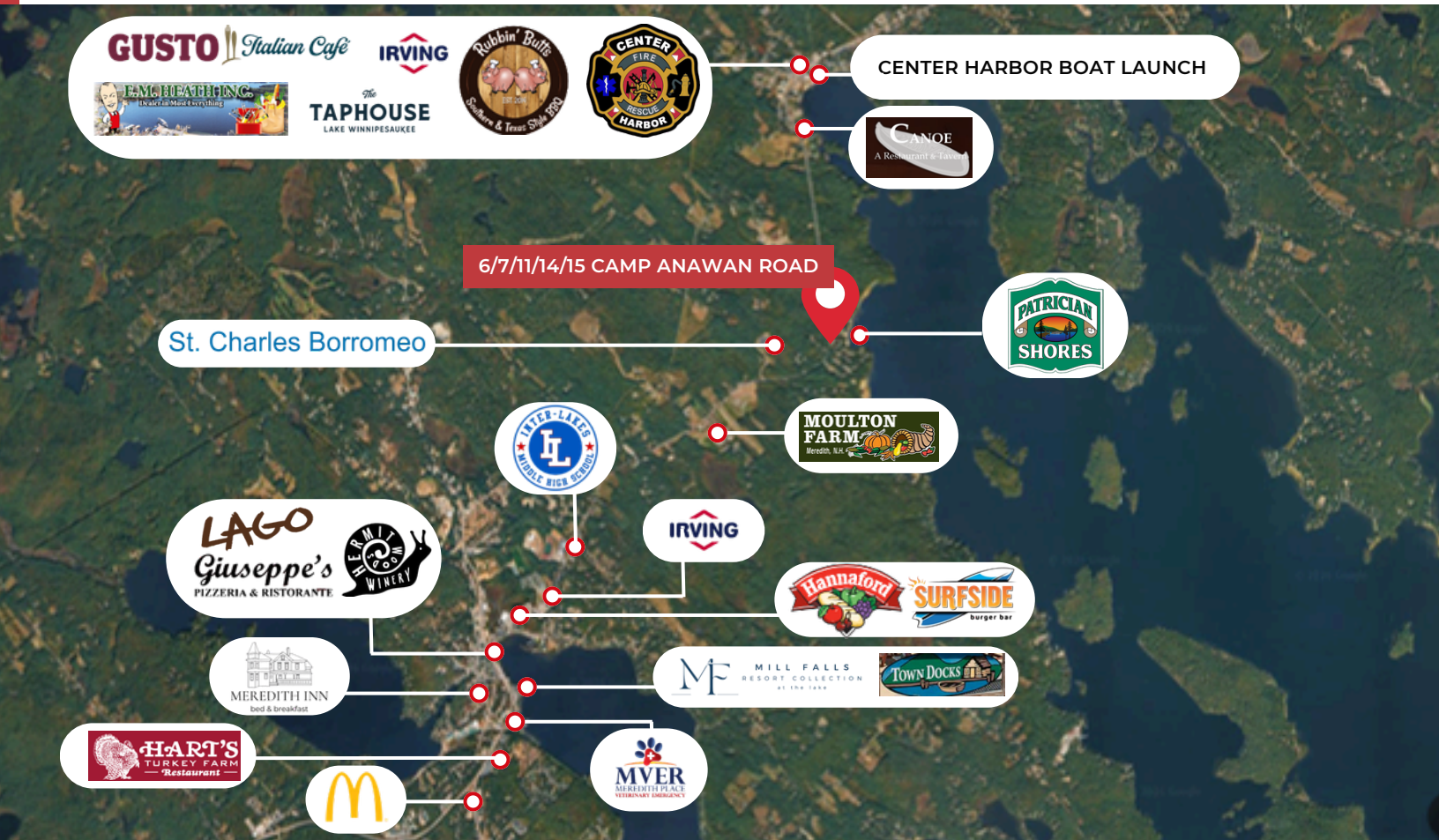
PROPERTY HIGHLIGHTS:

- **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

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) 2-unit 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

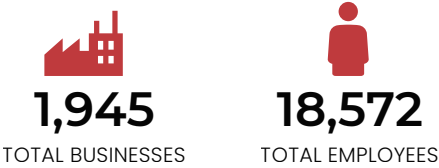
DEMOGRAPHICS



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

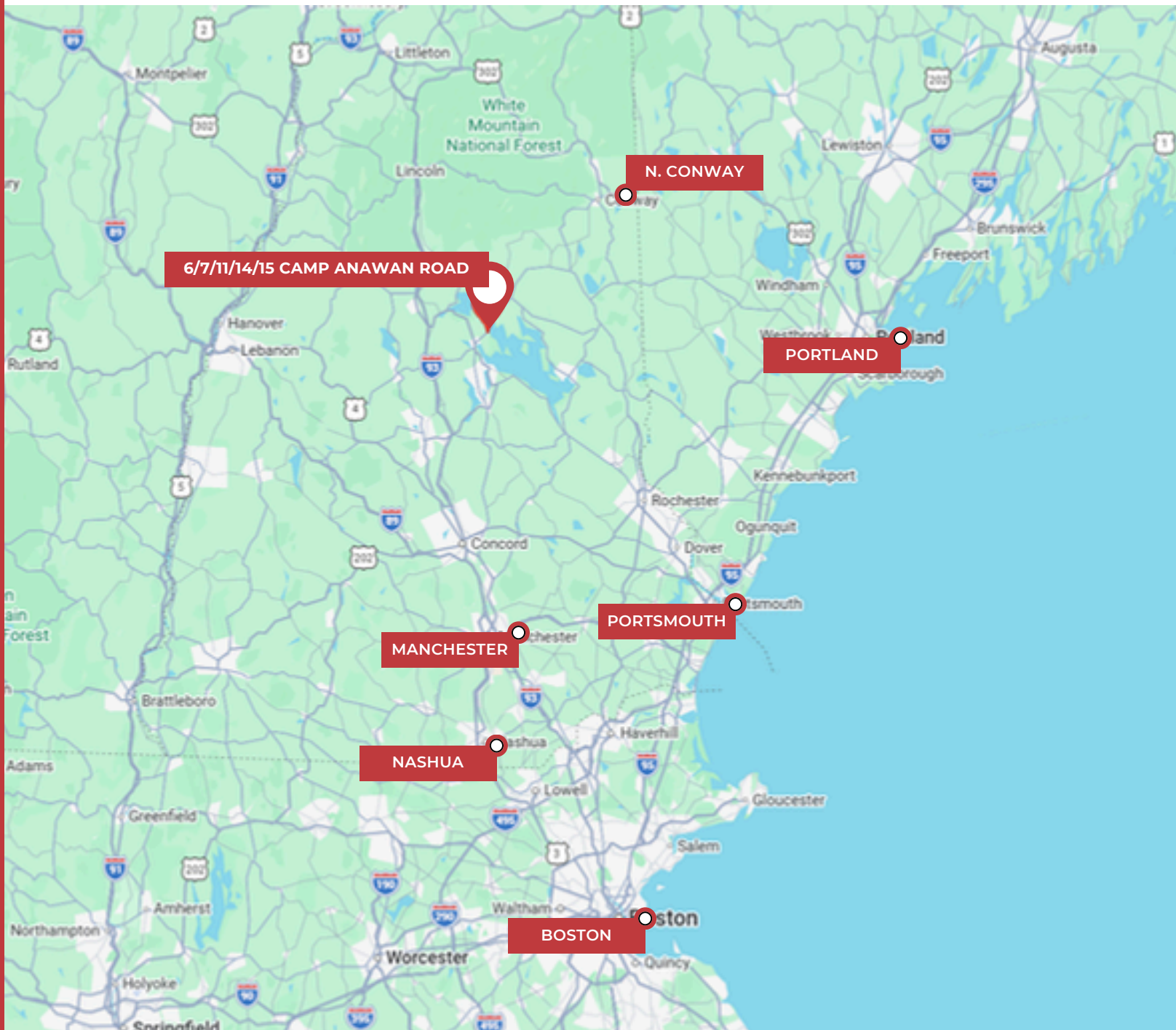
BUSINESSES (10 MILE)



INCOME (10 MILE)



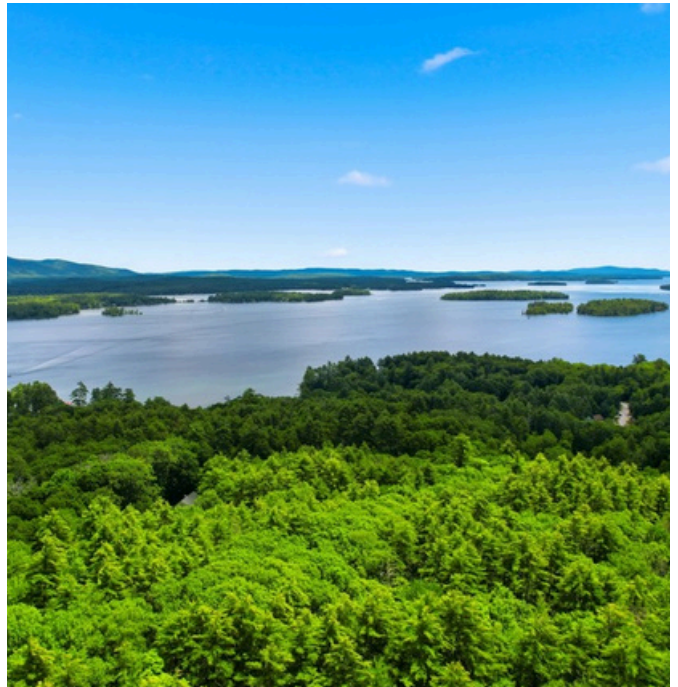
MAP LOCATOR



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

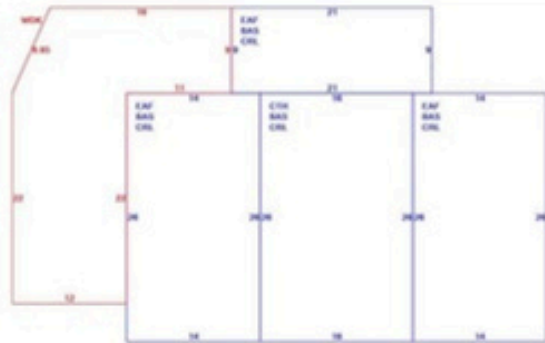
Building Attributes	
Field	Description
Style:	Ranch
Model	Residential
Grade:	Average
Stories:	1
Occupancy	1
Exterior Wall 1	Stone/Masonry
Exterior Wall 2	Vinyl Siding
Roof Structure:	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Ceram Clay 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.vpsj.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
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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	
	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

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TAX CARD (7 CAMP ANAWAN ROAD)

7 CAMP ANAWAN RD

Location 7 CAMP ANAWAN RD

MBLU U39/ 2/ 96/ 1

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/100/00/75/94.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		Land Line Valuation	
Use Code	1010	Size (Acres)	7
Description	SINGLE FAM	Depth	0
Zone	S	Total Market Land	\$509,600
Neighborhood	PS2	Appraised Value	\$509,600
Alt Land Appr	No		
Category			

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
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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
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 (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

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TAX CARD (14 CAMP ANAWAN ROAD)

14 CAMP ANAWAN RD

Location 14 CAMP ANAWAN RD

MBLU U39/ 2/ 93/ 1

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
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 (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

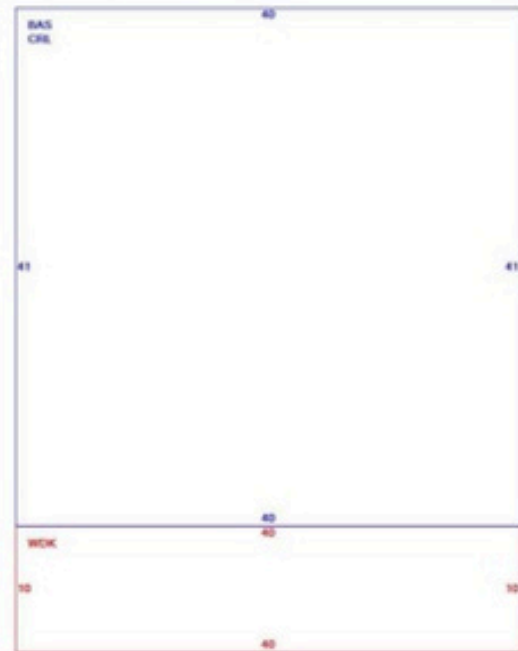
Building Attributes	
Field	Description
Style:	Ranch
Model	Residential
Grade:	Average
Stories:	1
Occupancy	1
Exterior Wall 1	Stone/Masonry
Exterior Wall 2	Vinyl Siding
Roof Structure:	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Hardwood
Heat 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

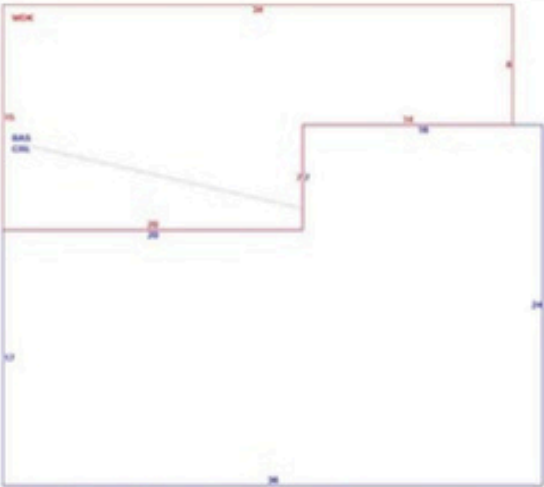
Building Attributes : Bldg 2 of 2	
Field	Description
Style:	Bungalow
Model	Residential
Grade:	Average
Stories:	1
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	Stone/Masonry
Roof Structure:	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	K Pine boards
Interior Flr 1	Carpet
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

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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

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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

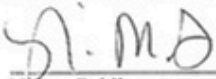

John F. Finn, Trustee

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.



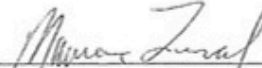
(Seal)


Notary Public
My Commission Expires: 10/15/2032

DEED (7 CAMP ANAWAN RD)

Book: 3745 Page: 986

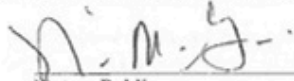
FINN N.H. 1983 NOMINEE TRUST


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.
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

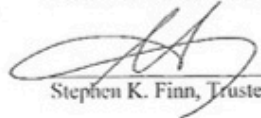
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Belknap County, NH Doc # 2603963 Page 5 of 6

DEED (7 CAMP ANAWAN RD)

Book: 3745 Page: 988

FINN N.H. 1983 NOMINEE TRUST

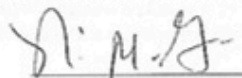

Stephen K. Finn, Trustee

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

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

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hole; South 18° 21' 25" West Ninety-Four and Thirty-Three One Hundredths (94.33) feet to drill hole, South 22° 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° 39' 05" West Two Hundred (200) feet along land of said Trodella to an iron rod; thence

Turning and running North 82° 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° 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.

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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

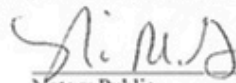

John F. Finn, Trustee

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

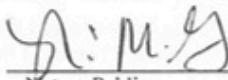
FINN N.H. 1983 NOMINEE TRUST


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

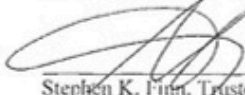
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DEED (6,11,14,15 CAMP ANAWAN RD)

Book: 3745 Page: 982

FINN N.H. 1983 NOMINEE TRUST

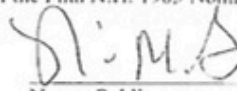

Stephen K. Finn, Trustee

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

DEED RESTRICTIONS (Pg1) (6,11,14,15 CAMP ANAWAN RD)

PATRICIAN SHORES - DEED RESTRICTIONS

Patrician Shores consists of eighty-five and four-tenths (85.4) acres of land lying easterly and westerly of Route 25, in the Town of Meredith, N. H. Patrician Shores has been sub-divided into two separate parcels of land for sub-division purposes entitled Section I and Section II. The tract on the easterly side of Route 25 contains thirty-six and two-tenths (36.2) acres of land and is called Patrician Shores, Section I. This Section I is strictly limited to not more than ninety (90) residential single family homes and all commercial use is prohibited except that single family residential homes may be rented when not owner occupied.

Section II consists of forty-nine and two-tenths (49.2) acres of land and is all of the property of Patrician Shores lying westerly of Route 25 in the Town of Meredith, N. H. This Section is strictly limited to residential single family homes and/or condominiums for unit ownership which may be erected by Patrician Shores, Inc., in accordance with the laws of New Hampshire. All commercial use, except that commercial use common to unit ownership condominiums, is prohibited.

All single lots as shown on Plans of Patrician Shores, Section I and Patrician Shores, Section II are conveyed subject to the following restrictions which run with the land and shall be binding on the grantees and all persons claiming under them:

1. The within described premises shall be used for single family residential purposes only, except that premises may be rented for residential use when not owner occupied.
2. That all plans for building, re-building or additions shall be subject to written approval by Patrician Shores, Inc. solely for the purpose of preserving property valuations for all lot owners and in keeping with sound land planning.
3. No lot shall be subdivided. No building shall be within ten (10) feet of a boundary of an adjoining lot nor less than twenty (20) feet from the road.
4. No building on the premises shall be more than one and one-half (1½) stories in height, with no living area above the second floor, nor shall the first floor have less than five hundred seventy-five (575) square feet; or be more than three (3) feet above the surrounding area.
5. Dwellings must be built on a continuous foundation wall. No posts, piers, or combination of these where the underside of the building shall be exposed to light and air will be permitted, except that this standard shall not apply to attachments to a dwelling that are not built for year round use. Extension walls must be furnished with siding material approved by Patrician Shores, Inc.
6. No lot may be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste must be kept in sanitary containers.
7. No Quonset hut type buildings, tarpaper shacks, A Frames, tents, metal buildings, or mobile homes shall be erected or permitted on said property.
8. All masonry chimneys constructed on said premises and used for live fires shall have flues lined throughout their entire heights with standard clay lining and shall be equipped with suitable spark arrestors. All other chimneys shall be U. L. approved.
9. All sewage and waste disposal systems shall meet the requirements of and be approved by the New Hampshire Water Pollution Board and said systems shall in all respects meet the requirements of New Hampshire law.
10. No other buildings other than a single family residence shall be constructed on said premises except that a garage for not over two cars may be attached to the house whether directly or by a breezeway or may be a portion of the basement of the residence.
11. The buyer shall not be compelled to construct any building on any purchased lot, but in the event construction is commenced, then the shell or exterior of the residence shall be carried through to completion within six (6) months from the commencement of construction, including the painting of exterior surface.
12. No excavation shall be made on the premises except for the purpose of building thereon and only when the building is to commence.

BK- 538 PGE-200

DEED RESTRICTIONS (Pg2) (6,11,14,15 CAMP ANAWAN RD)

13. Any buildings on said premises destroyed, or partially destroyed by fire, storms or other means, must be completely removed or rebuilt within six (6) months of the incident.

14. The owner of any lot must, when a structure is erected thereon, use the water system installed by Patrician Shores, Inc. and pay a tie-in charge therefore and thereafter an annual charge based on a tariff formula to be established from time to time by vote of a Water Precinct as propided by New Hampshire law.

15. This property conveyed is conveyed subject to flowage and drainage rights, if any existing.

16. That said property shall not be used for landing and take off of airplanes.

17. That no single wharves or docks shall be erected within the Beach Area fronting the Park but that resident owners at Patrician Shores may, if they so desire, combine together to build, erect, or place, docks for their own use within the five hundred (500) foot beach area after written approval of Patrician Shores, Inc.

18. That the Beach and Park Area shall not be used after 10:00 P. M. in order that cottage owners may secure undisturbed rest at night time.

19. That the owners of any boats shall securely anchor the same at a safe and reasonable distance from the Beach Area so that swimming facilities for all may be preserved.

If the grantee (s), herein named, or their (his) (her) heirs or assigns shall violate or attempt to violate any of the covenants or restrictions herein, it shall be lawful for any other person or persons owning any interest in real property on Patrician Shores Section I or Patrician Shores Section II, to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or restriction and either to prevent him or them from so doing or to recover damages or other dues for such violation. Invalidation of any of these covenants or restrictions by judgment of Court or Court Order shall in no wise affect any of the other provisions which shall remain in full force and effect.

DEED RESTRICTIONS (Pg3) (6,11,14,15 CAMP ANAWAN RD)

EASEMENTS, EXCEPTIONS, RESERVATIONS, BENEFITS AND CONDITIONS

Conveying to the grantee (s) and their (his) (her) heirs and assigns forever, the right, privilege and easement of using the beach and park area, the Community Hall, the tennis courts and the shuffle board courts, all of which are to be designated on a Plan of Patrician Shores Section I to be recorded in Belknap County Registry of Deeds, in common with all other owner residents of Patrician Shores for recreational enjoyment.

Also conveying to the grantee (s) and their (his) (her) heirs and assigns forever, a right of way to be used in common with other owner residents of Patrician Shores, over the private roads at Patrician Shores, as shown on the Plan of Patrician Shores, for the purpose of reaching the property herein conveyed and the recreational areas set aside for common use of all owner residents of Patrician Shores.

Excepting and reserving to the grantor, its successors or assigns, the right and privilege of permitting the White Mountain Power Co., its successors or assigns, to erect and maintain poles and power lines along any lot boundary line for the purpose of supplying the residents of Patrician Shores with light and power.

Excepting and reserving to the grantor, its successors or assigns, the right, privilege and easement of laying and repairing water pipes along the lot lines for the purpose of supplying the various owner residents of Patrician Shores with water.

The grantor, herein named, reserves the right, until Patrician Shores is fully developed, to make such improvements to the beach and park area, the Community Hall and the tennis and shuffle board courts, roads and parking areas as in its uncontrolled discretion may seem suitable, beneficial or desirable.

Upon completion of the Patrician Shores Development, the grantor, herein named, shall convey to the owner residents of Patrician Shores, either to a non-profit corporation or association of Patrician Shores owners, the fee simple title to the beach area, the park area, the Community Hall, the tennis court, the shuffle board court and the parking areas, to be held by said non-profit corporation or association for the benefit of all owner residents of Patrician Shores under such rules and regulations as will insure the enjoyment of these facilities for all concerned.

Upon completion, all roads at Patrician Shores will be conveyed by Patrician Shores, Inc. to the Town of Meredith, New Hampshire. Upon completion, the water system will be conveyed either to the Town of Meredith or a utility company to be operated in accordance with New Hampshire law.

FILED

1970 MAY 11 PM 4:16
Ernest W. Wheeler
REGISTRY OF DEEDS
BELKNAP COUNTY BK- 538 PGE-202

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

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Bedford, NH 03110
www.nainorwoodgroup.com