

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form



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: Robert L. Casella - Trustee

2. PROPERTY LOCATION: 60 Ski Lift Lane, Plymouth, NH 03264

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

4. SELLER: ☒ has ☐ has not occupied the property for 8 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: 60 SKI LIFT - Between House + Barn by Rock Wall
Installed By: CAPITAL WELL Date of Installation: 6.28.2018
What is the source of your information? Well Company

c. USE: Number of persons currently using the system: 2
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: SEE WELL REPORT ATTACHED

Water treatment system installed

6. **SEWAGE DISPOSAL SYSTEM**

a. TYPE OF SYSTEM: Public: ☒ Yes ☐ No Community/Shared: ☐ Yes ☒ No
Private: ☐ Yes ☒ No ☐ Unknown

Septic Design Available: ☐ Yes ☐ No NA

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? We have grinder serviced every 2 years

c. IF PRIVATE: NA

TANK: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown ☐ Other

Tank Size ☐ Gal. ☐ Unknown ☐ Other

Tank Type ☐ Concrete ☐ Metal ☐ Unknown ☐ Other

Location: _____ Location Unknown: _____ Date of Installation: _____

Date of Last Servicing: 9/24 Name of Company Servicing Tank: ROWELL'S SEPTIC

Have you experienced any malfunctions? ☐ Yes ☒ No

COMMENTS: SEPTIC PUMP REPLACED IN 2025

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BUYER(S) INITIALS /

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NA d. LEACH FIELD: ☐ Yes ☒ No ☐ Other _____
IF YES, Location: _____ Size: _____ ☐ Unknown
Date of installation of leach field: _____ Installed By: _____
Have you experienced any malfunctions? ☐ Yes ☐ No
Comments: _____

NA 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

NA 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. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	☒	☐	☐	R-49 Blown		
	Crawl Space	☒	☐	☒			
	Exterior Walls	☒	☐	☐	BIBS R-23		
	Floors	☒	☐	☐	R-38 BELOW RADIANT		

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: _____

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BUYER(S) INITIALS _____

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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? _____

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? _____

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? Residential

i. Heating System Age: 2018 Type: Radiant Floors Fuel: Propane Tank Location: TANK 1 - BARN
TANK 2 - HOUSE

Owner of Tank: Personally

Annual Fuel Consumption: _____ Price: 2.79 Gallons: 2200

Date system was last serviced and by whom? 2025

Secondary Heat Systems: YES - SECOND SYSTEM AS Backup to Radiant + AC

Comments: _____

j. Roof Age: 2018 Type of Roof Covering: Asphalt Shingle (Certainted Belmont)

Moisture or leakage: NONE

Comments: This product is class 4 impact resistant

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PROPERTY LOCATION: 60 Ski Lift Lane, Plymouth, NH 03264

- k. Foundation/Basement ☒ Full ☐ Partial ☐ Other: _____ Type: Poured Concrete
Moisture or leakage: NONE
Comments: _____
- l. Chimney(s) How Many? 1 Lined? Metal Last Cleaned: — Problems? NONE
Comments: METAL PIPE
- m. Plumbing Type: Private Well / Public Sewer Age: 2018
Comments: NO ISSUES
- n. Domestic Hot Water Age: 2018 Type: SUPERSTOR Gallons: 60 gallon
- o. Electrical System # of Amps _____ Circuit Breakers _____ Fuses _____
Comments: 400 AMP + 200 AMP (House) 200 AMP (garage) 100 AMP (gym)
Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: NA
Comments: _____
- 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: we currently use JP Pest for preventative
- 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: Central Age: 2018 Date Last Serviced and by whom: 2025
Comments: HT ELECTRIC - FOR PLUMBING SERVICES
- t. Pool Age: 2022 Heated: ☒ Yes ☐ No Type: INGROUND SPA Last Date of Service: _____
By Whom: MAINTAIN PERSONALLY
- u. Generator Portable: ☐ Yes ☒ No Whole House: ☒ Yes ☐ No Kw/Size: 35 Last Date of Service: 2025
If Portable: ☐ Included ☐ Negotiable
Comments: BRAD WEEKS ELECTRIC FOR SERVICE
- v. Internet Type Currently Used at Property: FIBER OPTIC (NH BROADBAND)
- w. Other (e.g. Alarm System, Irrigation System, etc.) RING CAMERAS (2025) IRRIGATION
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.

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10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

 Yes No

b. ADDITIONAL COMMENTS:

Capital Well installed New water pump larger size and lowered
in shaft to help with flow and irrigation

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).

Robert Casella

6.30.26

SELLER Robert L. Casella - Trustee

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

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BUYER(S) INITIALS

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Service Providers and Property Information

Owner's Name(s): Robert L. Casella - Trustee

Property Address: 60 Ski Lift Lane, Plymouth, NH 03264

Mail Delivery: (PO Box, Rural Route): WE HAVE A PO BOX, BUT THERE IS DELIVERY AT END OF ROAD

Heat Fuel / Service Company: DEAD RIVER

Phone Number: 603-536-2762

Electric Company & Meter #: NH ELECTRIC

Phone Number: 800-698-2007

Land Line/Telephone Company: NA

Phone Number: —

Is there cellular service at the property?

☒ Yes or ☐ No

TV Cable/Satellite Company: —

Phone Number: —

Is there Internet service available at the location?

☒ Yes or ☐ No

Is Internet currently hooked up?

☒ Yes or ☐ No

Internet Service Provider: NH BROADBAND

Phone Number: 866-431-1928

Plowing: Wright Landscaping LLC

Phone Number: 603-677-6097

Lawn & Garden Maintenance: Wright Landscaping

Phone Number: "

Town Water: ☐ Yes or ☒ No

Phone Number: —

Town Sewer: ☒ Yes or ☐ No

Phone Number: 603-536-1733

Private Septic Pumping/Service: ROWALL'S SEPTIC

Phone Number: 603-593-3142

Private Water/Well Service: Capital Well

Phone Number: 800-924-1192

Alarm Company: —

Phone Number: —

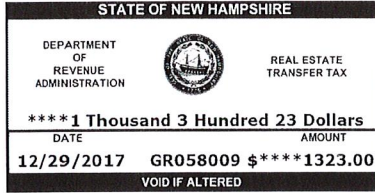
Insurance Company: HBL Insurance

Phone Number: 603-280-4200

Rubbish Removal: TOWN TRASH - DROP OFF

Phone Number: —

Other Helpful Information (Pool Maintenance, Property Manager, other Service Providers familiar with property)



4335-0093

12/29/2017 11:33 AM Pages: 4
REGISTER OF DEEDS, GRAFTON COUNTY



Beacon Title & Escrow
98 Portsmouth Ave.
Stratham, NH 03885

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT **Diamond M Investments, LLC**, a California Limited Liability Company, of 6420 W. Pozo Road, Santa Margarita, CA 93453, for consideration paid, grant to **Robert L. Casella Revocable Trust U/T/A dated September 16, 2004**, of 24 Serenity Way, Barrington, NH 03825, with WARRANTY COVENANTS, the following:

A certain tract or parcel of land consisting of **4.487 acres**, in the Town of Plymouth County of Grafton, and State of New Hampshire, being depicted as **Lot No. 19** on a plan entitled, A Subdivision Plan of Land Located on Thurlow Street, Plymouth, Grafton County, State of New Hampshire, prepared for Hiltz Construction, Inc., by DMC Surveyors, approved by the Plymouth Planning Board on May 16, 2005, and recorded in the Grafton County Registry of Deeds as Plan No. 11831.

Together with benefit of ingress and egress in and to Chaddarin Lane and related cul-de-sac and Ski Lift Lane and all unnamed roads shown on above-referenced Plan.

Reference is made to Release of Land Use Tax with respect to the premises conveyed hereby, dated August 27, 2007, and recorded in the Grafton County Registry of Deeds, at Book 3445, Page 887.

Subject to an amended Declaration of Protective Covenants recorded in the Grafton County Registry of Deeds Book 2779, Page 967. Paragraph Three of the Declaration requires the subdivider's written consent to the plans for residential structure. As part of the subdivider's review, it will require all homes to have a minimum of 2,000 square feet of finished living space, exclusive of any garage space.

Subject to any and all utility easements as may affect the premises.

Meaning and intending to convey a portion of the premises conveyed by Warranty Deed from

Hiltz Construction, Inc. to Summit at Mount Frontenac, LLC, dated May 16, 2005, and recorded in the Grafton County Registry of Deeds, Book 3140, Page 442.

Reference is made to Certificate of Exemption from Registration pursuant to New Hampshire Land Sales Full Disclosure Act, RSA 356-A, dated November 28, 2005 and recorded in the Grafton County Registry of Deeds, Book 3225, Page 245.

Excepting and reserving to Summit at Mount Frontenac LLC, fee title to the private road and all areas included in the right-of-way as shown on the Plan, as well as an easement to construct and maintain slopes and embankments in support of the road, together with the right to construct and maintain drainage features including, but not limited to, drainage swales and detention basins, in accordance with any and all permits issued with respect to this project.

Further excepting and reserving to Summit at Mount Frontenac LLC, the right to convey utility easements within the limits of said road or in the land immediately adjacent to said road, if recommended by the utility provider.

In the event of any such encroachment on the premises conveyed hereby, the utility installation shall be performed in a good and workmanlike manner and without doing any unnecessary damage. Summit at Mount Frontenac, LLC, and the appropriate utility provider shall be responsible for restoring the premises, as near as is practical, to their original condition.

Excepting and reserving to Summit at Mount Frontenac, LLC, fee title to all pipes and appurtenances used in connection with the sewer system, together with an easement to enter the premises for purposes of installing, maintaining, and repairing the sewer system.

Subject to all the terms and conditions set forth at length in NHDES Wetlands and Non-site Specific Permit #2004-03083, dated May 9, 2005, recorded in the Grafton County Registry of Deeds, in Book 3141, Page 272, including, but not limited to, the following:

a) There shall be no further alteration of wetlands for lot development, driveways, culverts, or for septic setback.

Excepting and reserving to Summit at Mount Frontenac LLC, or its successors and/or assigns, an easement to enter upon the premises conveyed hereby, for the purpose of repairing and maintaining existing drainage swales and detention basins.

SUBJECT TO ANY AND ALL RESTRICTIONS, EXCEPTIONS, RESERVATIONS, STIPULATIONS, CONDITIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD.

Being the same property as conveyed from Summit at Mount Frontenac LLC, a New Hampshire Limited Liability Company to Diamond M Investments LLC, dated June 12, 2017 and recorded on June 19, 2017 in Book 4291 at Page 373, Grafton County records.

For informational purposes only: Lot 19 Ski Lift Lane, Plymouth, NH 03264

DATED AND WITNESSED this 21 day of December, 2017.

Witness:

Diamond M Investments, LLC

By: John M. McPherson
John M. McPherson,
Managing Member

State of _____
County of _____

On this _____ day of December, 2017, before me, the undersigned notary public, personally appeared John M. McPherson, Managing Member, the above named and proved to me through satisfactory evidence of identification, which was a _____, to be the person whose name is signed on the preceding or attached document, and acknowledged that he/she/they signed it voluntarily for its stated purposes.

Please See Attached
Notary Public
My Commission Expires:

ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Luis Obispo } SS.On 21 December 2017, before me, Tracie Hackleman, Notary Public,
DATE:personally appeared John McPherson, who proved to me on the

basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Tracie Hackleman
NOTARY'S SIGNATURE

PLACE NOTARY SEAL IN ABOVE SPACE

OPTIONAL INFORMATION

The information below is optional. However, it may prove valuable and could prevent fraudulent attachment of this form to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER _____ TITLE(S)
☐ PARTNER(S)
☐ ATTORNEY-IN-FACT
☐ GUARDIAN/CONSERVATOR
☐ SUBSCRIBING WITNESS
☒ OTHER: Managing member

SIGNER (PRINCIPAL) IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed
TITLE OR TYPE OF DOCUMENT

3
NUMBER OF PAGES

12-21-17
DATE OF DOCUMENT

RIGHT
THUMBPRINT
OF
SIGNER

OTHER



Return to:
BenMont Ventures, LLC
60 Ski Lift Lane
Plymouth, NH 03264

\$ 2100

E # 21006054 04/14/2021 09:00 AM
Book 4620 Page 788 Page 1 of 2
Register of Deeds, Grafton County

Lucy J. Mahan

LCHIP FEE	GRA160655	25.00
TRANS TAX	GR071762	2,100.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Richard W. Steinhoff, single, of 361 Round Pond Road, East Wakefield, NH 03830, for consideration paid grants to BenMont Ventures, LLC, a New Hampshire Limited Liability Company, of 60 Ski Lift Lane, Plymouth, NH 03264, with WARRANTY COVENANTS:

A certain tract or parcel of land with any buildings thereon, situated in Plymouth, Grafton County, New Hampshire, being depicted as **Lot No. 18** on a plan entitled, "Subdivision of land on Thurlow Road, Plymouth, Grafton County, State of New Hampshire, prepared for Hiltz Construction, Inc." by DMC Surveyors, approved by the Plymouth Planning Board on May 16, 2005, and recorded in the Grafton County Registry of Deeds as Plan No. 11831, to which Plan reference may be made for a more particular description.

Consisting of 2.087 acres.

SUBJECT TO an amended Declaration of Protective Covenants recorded in the Grafton County Registry of Deeds, Book 2779, Page 967. Paragraph three of the Declaration requires the subdivider's written consent to the plans for residential structure. As part of the subdivider's review, it will require all homes to have a minimum of 2,000 square feet of finished living space, exclusive of any garage space.

EXCEPTING AND RESERVING to Summit at Mount Frontenac LLC, fee title to the private road and all areas included in the right-of-way as shown on the Plan, as well as the right to construct and maintain slopes and embankments in support of the road, together with the right to construct and maintain drainage, as depicted on the Plan and in accordance with any and all permits issued with respect to this project.

Further EXCEPTING AND RESERVING to Summit at Mount Frontenac LLC, the right to convey utility easements within the limits of said road or in the land immediately adjacent to said road, if recommended by the utility provider.

In the event of any such encroachment on the premises conveyed hereby, the utility installation shall be performed in a good and workmanlike manner and without doing any unnecessary

damage. Summit at Mount Frontenac, LLC, and the appropriate utility provider shall be responsible for restoring the premises, as near as is practical, to their original condition.

EXCEPTING AND RESERVING to Summit at Mount Frontenac, LLC, fee title to all pipes and appurtenances used in connection with the sewer system, together with an easement to enter the premises for purposes of installing, maintaining, and repairing the sewer system.

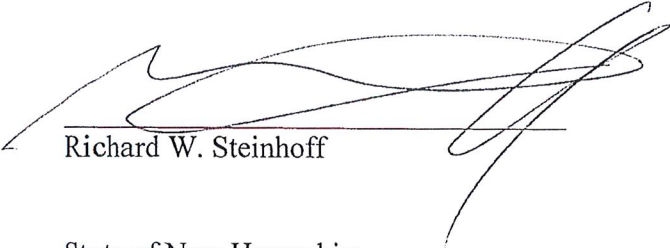
SUBJECT TO all the terms and conditions set forth at length in NHDES Wetlands and Non-site Specific Permit #2004-03083, dated May 9, 2005, recorded in the Grafton County Registry of Deeds, in Book 3141, Page 272, including, but not limited to, the following:

a) There shall be no further alteration of wetlands for lot development, driveways, culverts, or for septic setback.

Meaning and intending to describe and convey the same premises conveyed to Richard W. Steinhoff by virtue of a Deed from Richard W. Steinhoff, Trustee of the Steinhoff Realty Trust dated June 9, 2020 and recorded in the Grafton Registry of Deeds in Deed Book 4526 at Page 959.

This is land only and therefore not subject to homestead rights.

Executed this 12th day of April, 2021.


Richard W. Steinhoff

State of New Hampshire
County of Rockingham

Then personally appeared before me on this 12th day of April 2021 the said Richard W. Steinhoff and acknowledged the foregoing to be his voluntary act and deed.




Notary Public/Justice of the Peace
Commission expiration: 01/08/2025

GRAFTON COUNTY
REGISTRY OF DEEDS**DECLARATION OF PROTECTIVE COVENANTS FOR
FRONTENAC SUBDIVISION
PLYMOUTH, NEW HAMPSHIRE**

WHEREAS by Declaration of Covenants and Restrictions dated September 29, 1987 and recorded in the Grafton County Registry of Deeds at Book 1697, Page 950, Frontenac Ski Area, Inc. subjected certain premises in Plymouth, New Hampshire described generally as the Frontenac North subdivision to a common scheme of development, the most recent plan for which is recorded at the Grafton County Registry of Deeds as Plan #5253 and which shows 11 approved lots; and

WHEREAS Frontenac Ski Area, Inc. has conveyed Lots 1-8 of the subdivision subject to that Declaration of Covenants and Restrictions, and the following individuals are the present owners of those lots:

Christopher L. Northrop and Faith Y. Northrop, Lot 1;
Michael F. Conklin and Deborah R. Reynolds, Lot 2;
Michael D. Bullek and Marilyn H. Bullek, Lot 3;
Eileen O'Hayer Towne, Lot 4;
Gail Ann Stone, Lot 5;
Daniel R. Perkins and Jill H. Perkins, Lot 6;
Salina M. Long, f/k/a Salina L. Millora, Trustee of the Balikbayan Revocable Trust, Lot 7;
Robin Peters, Lot 8; and

WHEREAS by Warranty Deed of near or even date and recorded contemporaneously herewith, Jeffrey Hiltz and Janet Hiltz (hereinafter Hiltz) are acquiring the remaining premises of Frontenac Ski Area, Inc., including Lots 9, 10 & 11 as shown on the referenced plan, the said premises being a portion of the premises deeded by George C. Greer et. al. to Frontenac Ski Area, Inc. by deed dated January 4, 1963 and recorded at the Grafton County Registry of Deeds at Book 1002, Page 327; and

WHEREAS the present owners of Lots 1-8 and Hiltz wish to amend the Declaration referred to above by deleting the whole thereof and substituting therefor the Protective Covenants contained herein, thereby subjecting Lots 1 through 11 and the remaining property being acquired by Jeffrey and Janet Hiltz this date from Frontenac Ski Area, Inc. to the same protective covenants in order to create a uniform scheme of development and eliminate any ambiguity concerning the application or enforceability of the existing covenants;

NOW, THEREFORE, the undersigned, being all of the owners of the premises described above, hereby declare, for themselves, their heirs, successors and assigns, that the following Protective Covenants shall apply to the described premises, and that such covenants shall run with the land in perpetuity:

1. There shall only be one residential structure per building lot. All building lots shall be platted in accordance with Plymouth Subdivision regulations.
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2. All homes shall contain at least 1,500 square feet of finished living space, exclusive of any garage space. No mobile homes or manufactured housing is permitted. This restriction shall not be construed to prohibit the construction or installation of wood frame modular homes on a full foundation.
 3. No residential structure shall be commenced, erected, placed or permitted to remain on any presently unimproved lot within the subdivision unless permission in writing to do so has first been obtained from Hiltz or their successors. The right to prohibit the construction or alteration of any residential structure which, in the opinion of Hiltz, is not well sited, or is not compatible with the style, appearance or value of existing structures and compatible with the architectural scheme of the Frontenac Subdivision is specifically reserved by Hiltz. In addition to the residential structure, owners may construct a garage, gazebo and/or shed not larger than a two-car garage.
 4. No lot shall be utilized for any purposes other than residential. This section shall not be construed to prevent any owner from renting or leasing a lot for residential purposes. Notwithstanding the foregoing, home occupations shall be permitted to the extent of local ordinances.
 5. No person shall make use of any portion of the premises for a purpose which constitutes a nuisance or annoyance to other owners, or which constitutes a fire hazard or is in violation of any law, ordinance or governmental regulation. No person shall engage in any illegal or ultra-hazardous activity or any other activity which disturbs the peace and tranquility of any other lot owner.
 6. Each lot and the improvements thereon shall be maintained and kept in a neat and orderly condition and in good repair at all times. No waste, refuse or junk shall be allowed to remain or accumulate on any lot. Unregistered or unroadworthy automobiles shall not be permitted on any lot. Boats, snow machines, boat trailers and other such personal property shall be stored so as to be out of view of any roadway and adjoining lot. All trash or refuse placed outdoors shall be maintained in covered sanitary containers and removed at frequent intervals. All such containers shall be screened from public view or enclosed in an appropriate shed. No tanks for the storage of fuel shall be placed so as to be within view from any roadway unless such tanks are screened with appropriate plantings.
 7. All buildings shall have completed exterior walls within one (1) year of the commencement of construction.
 8. Only traditional household pets shall be allowed on the premises. This restriction is intended to prohibit livestock or barnyard animals.
 9. No satellite dish that is greater than two (2) feet in diameter shall be permitted.
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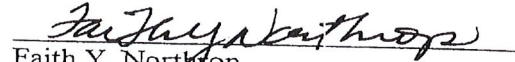
10. There shall be no clear-cutting of any lots. This restriction is not intended to prohibit or restrict any and all clearing related to the establishment or preservation of a lawn, garden or view.
 11. The covenants and restrictions set forth herein shall be enforceable by Hiltz, their successors and/or assigns, or by the owner of any lot by proceedings at law or in equity either to restrain a violation hereof or to recover damages or both.
 12. Hiltz, his successors and assigns, shall be responsible for the repair and maintenance of Chaddarin Lane from its inception at Parker St. to the easterly bound of Lot 8 until or unless Chaddarin Lane shall be taken by the Town of Plymouth as a town road.
 13. These covenants and restrictions shall run with the land, and may be amended only by an agreement signed by the owners of two-thirds of qualified voters, after due notice to all lot owners. A qualified voter shall be the owner of any lot whether improved or unimproved, however, each such owner shall only be entitled to one vote regardless of the number of lots owned.
 14. If any lot owner shall violate or attempt to violate any of the restrictive covenants herein, it shall be lawful for any other person owning a lot in Frontenac North to prosecute any proceedings either at law or in equity against the person or persons violating or attempting to violate any such restrictive covenant and either to prevent such violation or attempt to recover damages for such violation. If final judgment is rendered against an owner, the violator agrees to pay all reasonable costs, including Attorneys' fees incurred in the prosecution of said claim. Invalidation of any of these restrictive covenants by judgment of any court, shall in no way affect any of the other provisions which shall remain in full force and effect.
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- 4 -

FRONTENAC LOT 1

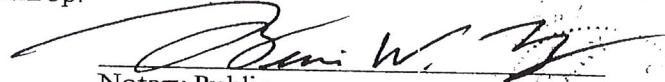
IN WITNESS WHEREOF, we have hereunto set our hands this 15th day of February, 2003.


Christopher L. Northrop

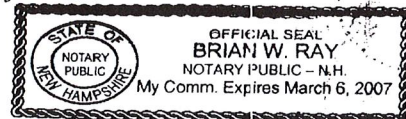

Faith Y. Northrop

STATE OF NEW HAMPSHIRE
COUNTY OF GRAFTON

The foregoing instrument was acknowledged before me this 15th day of February, 2003 by Christopher L. Northrop.

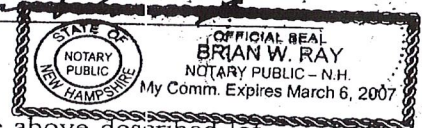

Notary Public

STATE OF NEW HAMPSHIRE
COUNTY OF GRAFTON



The foregoing instrument was acknowledged before me this 15th day of February, 2003 by Faith Y. Northrop.


Notary Public

**JOINDER OF MORTGAGEE**

The undersigned Mortgagee, holder of a mortgage on the above described lot, join and consent to this Amendment and Clarification of Restrictive Covenants

STATE OF _____
COUNTY OF _____

Print Name: _____
Title: _____

Personally appeared, _____, and acknowledged the foregoing instrument to be their voluntary act and deed, before me,

Notary Public

OWNER INFORMATION

CASELLA ROBERT L REV TRUST

PO BOX 240

PLYMOUTH, NH 03264

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
12/29/2017	4335	0093	Q1	88,200	DIAMOND M. INVESTMENTS
06/19/2017	4291	0373	Q1	66,530	SUMMIT AT MOUNT
05/17/2005	3140	0442	U118	1,700,000	HILTZ CONSTRUCTION, IN
02/21/2003	2779	0980	U199	299,930	FRONTENAC SKI AREA,

PLYMOUTH

PICTURE

LISTING HISTORY

08/07/25 AMS FIELD REVIEW
04/11/24 B. C PERMIT VISIT
03/08/23 B. C PERMIT VISIT
04/05/22 L. R PERMIT VISIT
04/16/20 G. F PERMIT VISIT
04/29/19 G. F PERMIT VISIT
08/22/18 G. F REVIEWED
07/20/16 KURT VACANT

NOTES

05 SUBDIVIDED FROM 7-8-4; 07 ADJ RD COND ADJ, 6/07 LOT NO LONGER CONTIGUOUS FOR CU, 11 NO CHANGE. CHECK FOR POOL & TWO SHEDS (HE & SHE) 2023./25: GOOD VIEW

MUNICIPAL SOFTWARE BY AVITAR

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
XGAR-I	1,510		100		94		GARAGE WITH IMPROVE
CANOPY	288	24 x 12	100	12.00	133	4,596	BANKS AND GAS STATIC
						4,600	

PLYMOUTH ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2024	\$ 787,500	\$ 61,000	\$ 143,500
		Parcel Total: \$ 992,000	
2025	\$ 548,500	\$ 4,600	\$ 439,300
		Parcel Total: \$ 992,400	
2026	\$ 548,500	\$ 4,600	\$ 439,300
		Parcel Total: \$ 992,400	

LAND VALUATION

LAST REVALUATION: 2025

Zone: SINGLE FAMILY RES Minimum Acreage: 1.00 Minimum Frontage: 75

Site: AVERAGE Driveway:

Road: PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPT	R	Tax Value	Notes
1F RES	1,000 ac	95,900	J	180	100	100	100	100 -- ROLLING	100	172,600	0	N	172,600	
1F RES	3,487 ac	x 5,000	X	100				100 -- ROLLING	100	17,400	0	N	17,400	
VIEW								MOUNTAINS, EXCELLENT, TOP 100%, DISTANT	100	249,300			249,300	
										439,300			439,300	

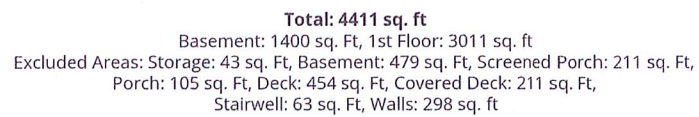
4.487 ac

Bill Information

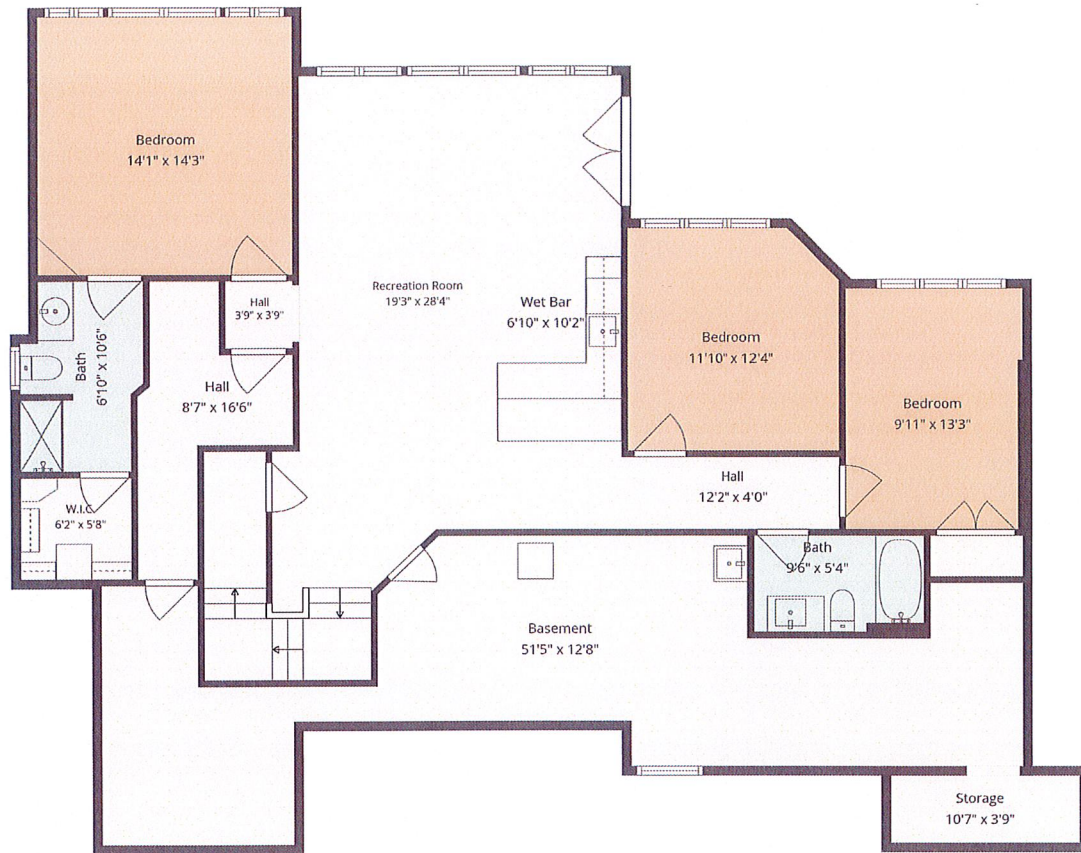
Bill Number:	2026P01006205	Bill Amount:	\$11,790.00
Description:	Property Tax	Interest:	\$0.00
Property ID:	220032-19000	Costs:	\$0.00
Owner:	CASELLA ROBERT L REV TRUST	Total:	\$11,790.00
Address:	60 SKI LIFT LN	Payments:	\$0.00
Bill Date:	7/1/2026	Balance Due:	\$11,790.00
Due Date:	7/1/2026		
Interest:	7/1/2026		

Details

Description	Date	Tax Year	Period	Amount
Property Tax	7/1/2026	2026	1	\$11,790.00



Floor Plan Created By White Mountain Media For Visual Representation Only, Measurements Are Highly Reliable But Not Guaranteed.



Total: 4411 sq. ft

Basement: 1400 sq. Ft, 1st Floor: 3011 sq. ft

Excluded Areas: Storage: 43 sq. Ft, Basement: 479 sq. Ft, Screened Porch: 211 sq. Ft,
Porch: 105 sq. Ft, Deck: 454 sq. Ft, Covered Deck: 211 sq. Ft,
Stairwell: 63 sq. Ft, Walls: 298 sq. ft

Floor Plan Created By White Mountain Media For Visual Representation Only, Measurements Are Highly Reliable But Not Guaranteed.



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