

**From the website of Maine Preservation,
www.maine Preservation.org**

The Matthews Mill, located in Union, began as a gristmill c.1850, providing employment to many people in the area. The mill was central to the Town's development. Over the course of the last 150 years or so, the Matthews Mill and a second "back mill" (located to the north) have housed a variety of other businesses such as a machine shop, carriage shop and blacksmith shop. These two structures are the last of their kind in Union Village, which was an industrial center for many generations. These modest sized structures are clad in wood shingles and clapboards, and are obvious from Common Road that passes nearby. A business sign advertising a mill once operated by Ed Matthews on this site for many years remains on the west end of the Matthews Mill. It was Ed Matthews' collection of tools and household items, which formed the core beginning of the Matthews Museum, now an independent museum located nearby on the Union Fairgrounds.

Following Matthews, a blacksmith took ownership and it was his former apprentice of many years who now owns the property. For the last ten years, no business has operated out of the mills and minimal maintenance has been done to the buildings. Also, because of their close proximity to waterways, the overall condition and structural stability of the buildings has worsened. The mill buildings of have been waiting for someone with interest and vision to take them into the next century through stabilization, restoration and interpretation. The Union Historical Society, the current owner and concerned citizens want to save these buildings and once again make this area a center of town, as well as a center of historical and cultural interests. For more information, or to get involved, contact Dave Shaub, Officer of the Union Historical Society, P.O. Box 154, Union, Maine, 04862, (207) 785-6092.

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Page
32

QUITCLAIM DEED
With Covenant

Know All By These Presents,

That, I, **EUNICE H. MERRILL** of Union, Knox County, State of Maine
in consideration of One Dollar and other valuable consideration
paid by **JOEL WENTWORTH**

whose mailing address is RR #3, Box 9340
Union, ME 04862

the receipt whereof I do hereby acknowledge, do hereby remise,
release, bargain, sell and convey and forever quitclaim unto the
said **JOEL WENTWORTH**, his heirs and assigns forever, three certain
lots or parcels of land with the improvements thereon situated in
the Town of Union, County of Knox and State of Maine, bounded and
described as follows:

PARCEL ONE: A certain lot or parcel of land, with the
buildings thereon, mill privilege and water wheel, formerly
furnishing the power for a grist-mill and thrashing mill,
and bounded as follows: BEGINNING on the southerly side of
the road leading from Barrett's Corner to Union Common, at
the easterly bank of the Georges River; thence easterly by
said road, to land formerly of James Fossett; thence
southerly, formerly by the westerly side of the storehouse
of said Fossett and the same course 53 feet from where the
southwest corner of said storehouse was located to a stone
planted for a corner bound; thence westerly, by land
formerly of said Fossett to the bank of the river aforesaid;
thence up said river, northerly, to the place of beginning.

For reference see deed from Ida M. Bessey et al. to Myrven
W. Merrill, dated 28 November 1945 and recorded in the Knox
County Registry of Deeds in Book 291 at Page 65. Grantor
excepts from this conveyance such property as conveyed to
the State of Maine by deed dated 28 January 1936 and
recorded in the Knox County Registry of Deeds, Book 243,
Page 527.

PARCEL TWO: BEGINNING at an iron bolt 19 feet West of
Fossett's store, so-called; thence South in a parallel line
with said store to the town road; thence by the road

MAINE REAL ESTATE TRANSFER TAX PAID

westerly 54 feet; thence northerly parallel with the first mentioned bounds to land of Palmer Martin; thence easterly by land of said Martin 54 feet to the first mentioned bounds.

For reference see deed from Day to Merrill dated 28 May 1946 and recorded in the Knox County Registry of Deeds, Book 291, Page 66.

PARCEL THREE: BEGINNING at the southwest corner of store lot of the late James Fossett; thence northwesterly by said Fossett store lot and land formerly of Wilford C. Fossett to Georges River; thence by said River to northwest corner of the Cording Machine lot (so-called); thence easterly and southerly by said lot to the old road leading from Georges River to Union Common; thence by said road to the place of beginning.

Restricting and restraining the said Grantee, his heirs and assigns, to any right from erecting a Grist Mill on the premises above conveyed and from any right or privilege of using water in seasons of drought to the prejudice of the Grist Mill standing on the South side of the road above mentioned.

For reference see deed from Leroy P. Burns to Mervin Merrill, dated 31 August 1956 and recorded in the Knox County Registry of Deeds, Book 352, Page 315.

Grantor also conveys a right-of-way in common with the Grantor, her heirs and assigns from the above-described parcels to the public way.

To Have and To Hold, the same, together with all the privileges and appurtenances thereunto belonging, to the said JOEL WENTWORTH, his heirs and assigns forever.

AND I do covenant with the said Grantee, his heirs and assigns, that I will warrant and forever defend the premises to the said

Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through or under me.

In Witness Whereof, I, the said EUNICE H. MERRILL, have hereunto set my hand and seal this 26th day of the month of JULY, 1995.

*Signed, Sealed and Delivered
In Presence Of*

Eunice H. Merrill
Eunice H. Merrill

State of Maine

County of Knox ss.

July 26, 1995

Personally appeared the above-named EUNICE H. MERRILL and acknowledged the above instrument to be her free act and deed.

Before me,

Verle J. Ferris
Notary Public/Attorney at Law

Verle J. Ferris
Notary Public, Maine
My commission Expires October 5, 1997

SEAL

KNOX SS: RECEIVED

95 AUG 11 PM 12:35

ATTEST:

Boyd W. Casper
REGISTER OF DEEDS

SELLER'S PROPERTY DISCLOSURE

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between the Seller and any buyer. The Seller authorizes the Listing Broker in this transaction to disclose the information in this statement to other real estate licensees and to prospective buyers of this property. The Seller agrees to notify the Listing Broker promptly of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

NOTE: DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A (NOT APPLICABLE) OR UNKNOWN IF NEEDED.

PROPERTY LOCATED AT: 12 Sunk Haze Road, Union, ME 04862

SECTION I. WATER SUPPLY

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

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?
Pump: Yes No N/A Quantity: Yes No Unknown
Quality: Yes No Unknown

If YES to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? Yes No
IF YES: Date of most recent test: n/a Are test results available? Yes No
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? Yes No
IF YES, are test results available? Yes No
What steps were taken to remedy the problem? n/a

• IF PRIVATE:

INSTALLATION: Location: n/a
Installed BY: n/a DATE of Installation: n/a
What is the source of your information: n/a

USE: Number of Persons currently using system? n/a
Does system supply water for more than one household? Yes No Unknown

COMMENTS: _____

SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public Unknown

• IF PUBLIC OR QUASI-PUBLIC:

Have you experienced any problems such as line or other malfunctions? Yes No
What steps were taken to remedy the problem? _____

• IF PRIVATE:

TANK: Septic Tank Holding Tank Cesspool Other: none
Tank Size: 500 Gal. 1000 Gal. Unknown Other: _____
Tank Type: Concrete Metal Unknown Other: _____
Location: n/a OR Unknown Date of Installation: n/a
Date of Last Servicing: n/a Name of Company Servicing Tank: n/a
Date Last Pumped: n/a Have you experienced any malfunctions? Yes No
If yes, give the date and describe the problem: n/a

LEACH FIELD: Yes No Unknown

IF YES: Location: n/a
Date of installation of leach field: n/a Installed By: n/a
Date of Last Servicing: n/a Name of Service Company: n/a
Have you experienced any malfunctions? Yes No
If yes, give the date and describe the problem & what steps were taken to remedy: n/a

Does Seller have records of the septic system design indicating the number of bedrooms the system was designed for? Yes No
IF YES, is it available? n/a

SOURCE OF INFORMATION: _____

COMMENTS: _____

IS SYSTEM LOCATED IN A SHORELAND ZONE?: Yes No Unknown

July 2007 Page 1 of 3 - SPD Buyer(s) Initials _____ Seller(s) Initials _____

SECTION III. HEATING SYSTEM(S)/SOURCES(S)

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	none			
Age of system(s)/source(s)	n/a			
Name of company that services system(s)/source(s)	n/a			
Date of most recent service call	n/a			
Annual consumption per system/source (i.e., gallons, kilowatt hours, cord(s))	n/a			
Malfunction per system(s)/source(s) within past 2 years	n/a			
Other pertinent information	n/a			

Buried Oil Supply Line: Yes No Unknown Sleved: Yes No
 Chimney(s) Lined: Yes No Unknown Age: _____ Last Cleaned: _____
 Is more than one heat source vented through one flue? Yes No Unknown

COMMENTS: no heating system

SECTION IV. HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Current or previously existing:

Are there now, or have there ever been, any underground storage tanks on your property? Yes No Unknown

IF YES: Are tanks in current use? Yes No

IF NO above: How long have tank(s) been out of service? n/a

What materials are, or were, stored in the tank(s)? n/a

Age of tank(s): n/a Size of tank(s): n/a

Location: n/a

Have you experienced any problems such as leakage? n/a

Are tanks registered with the Dept. of Environmental Protection? Yes No Unknown

If tanks are no longer in use, have tanks been abandoned according to D.E.P.? Yes No Unknown

Comments: _____

B. ASBESTOS - Current or previously existing:

• as insulation on the heating system pipes or duct work? 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: owner

COMMENTS: _____

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

IF YES: Date: n/a By: n/a

Results: n/a If applicable, What remedial steps were taken? n/a

Has the property been tested since remedial steps? Yes No Unknown

Are test results available? Yes No Results & Comments: n/a

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

IF YES: Date: n/a By: n/a

Results: n/a If applicable, What remedial steps were taken? n/a

Has the property been tested since remedial steps? Yes No Unknown

Are test results available? Yes No Results & Comments: n/a

E. LEAD-BASED PAINT/PAINT HAZARDS - Current or previously existing: (Note: Lead-based paint is most commonly found in homes constructed prior to 1978; See EPA Disclosure brochure/form and Maine Lead Warning for more information)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property? Yes No Unknown

Unknown but possible due to age

IF YES, describe location and the basis for the determination: _____

Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards: Yes No

IF YES, describe: _____

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

COMMENTS: _____

PROPERTY LOCATED AT 12 Sunk Haze Road, Union, ME 04862

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown
LAND FILL: Yes No Unknown
RADIOACTIVE MATERIAL: Yes No Unknown

OTHER: _____

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V. GENERAL INFORMATION

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private road/homeowner associations or restrictive covenants? Yes No Unknown

IF YES: Explain: Apparent encroachment of neighbor's septic

What is your source of information: Boundary survey

Are there any tax exemption or reduction for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront? Yes No Unknown

IF YES: Explain: _____

- Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: none
- Age: Age of House: 1850 How long has Seller owned it: 1995
- Roof: Age - Structure: 1850 Age - Shingles: METAL ROOF - UNK
Moisture or leakage: SOME MINOR IN GULL AND CHIMNEY FLASHING
Comments: _____
- Foundation/Basement: Sump Pump: Yes No Unknown Comments: _____
Moisture or leakage since you owned the property: Yes No Unknown Comments: _____
Knowledge of prior moisture or leakage: Yes No Unknown Comments: _____
- Mold: Has the property ever been tested for mold? Yes No Unknown If YES, are test results available? Yes No
- Electrical: Fuses Circuit Breaker Other: _____ Unknown
- Has the property been surveyed? Yes No Unknown If YES, is the survey available? Yes No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

- KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: Historic building in need of rehabilitation

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: Yes No

SECTION VI. ADDITIONAL INFORMATION

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

Joel S. Wentworth
SELLER
Joel Wentworth

DATE

SELLER

DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER

DATE

BUYER

DATE

