

Exhibit 3

Right, Title or Interest

BK 14437PG266

71 India Street
Portland, Maine

93912

QUITCLAIM DEED

With Covenant

Know All By These Presents,

That, DOMINIC REALI, an individual residing in Old Orchard Beach, County of York and State of Maine, and his heirs and legal representatives (hereinafter collectively referred to as "Grantor"), in consideration of One Dollar (\$1.00), plus other good and valuable consideration paid by DOMINIC REALI REALTY, LLC, a Maine limited liability company, and having a place of business at 312 St. John Street, Portland, County of Cumberland and State of Maine, and its successors and assigns (hereinafter collectively referred to as "Grantee"), the receipt whereof Grantor does hereby acknowledge, does hereby remise, release, bargain, sell and convey and forever quitclaim unto Grantee certain premises, with all buildings and improvements thereon, located at 71 India Street, Portland, County of Cumberland and State of Maine, being more particularly described in Exhibit A attached hereto and incorporated herein by reference.

To have and to hold the same, together with all the privileges and appurtenances thereunto belonging, to Grantee and to Grantee's use and behoof forever.

And Grantor does covenant with Grantee, that Grantor will Warrant and Forever Defend the premises to Grantee against the lawful claims and demands of all persons claiming by, through or under Grantor.

Grantee understands and acknowledges that this conveyance is expressly subject to all mortgages, liens and encumbrances of record, the terms and conditions of which Grantee agrees to well and truly observe and perform, and all of which mortgages, liens and encumbrances Grantee hereby assumes and agrees to pay.

In Witness Whereof, Grantor has executed this instrument as of this 31st day of December, 1998.

BK 14437 PG 267

Signed, Sealed and Delivered

in presence of
Dennis C. Swaye

GRANTOR:

Dominic Reali
Dominic Reali

State of Maine
County of Cumberland, ss.

December 31, 1998

Then personally appeared the above-named Dominic Reali and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Dennis C. Swaye
Notary Public/Attorney at Law

Print Name: DENNIS C. SWAYE

Exhibit A

A certain lot or parcel of land with the buildings thereon, situated in the City of Portland, County of Cumberland, State of Maine and bounded and described as follows:

Beginning on the northeasterly side of India Street at the southeasterly corner of land now or formerly of one Samuel Fessenden; thence running southeasterly by said India Street to the corner of Newbury Street, a distance of twenty-six (26) feet and nine (9) inches, more or less; thence running northeasterly by the northwesterly sideline of said Newbury Street a distance of forty-five (45) feet, more or less, to a point, said point being where the common partition wall separating the building at 71 India Street from the building at 129 Newbury Street, if extended southeasterly, would intersect the said northwesterly side line of said Newbury Street; thence northwesterly through the aforementioned extension of and through the center of the common partition wall separating the building at 71 India Street from the building at 129 Newbury Street to land now or formerly of said Fessenden; thence southwesterly by land now or formerly of said Fessenden to the point of beginning.

Being the same premises conveyed to the Grantor herein by Deed of John F. Amato and recorded in the Cumberland County Registry of Deeds.

RECEIVED
REGISTRY OF DEEDS
1993 DEC 31 AM 9:42
CUMBERLAND COUNTY
John B. O'Brien