

STATEMENT OF HOMEOWNERS ASSOCIATION LIEN

This is to certify that the property described as 12110 Cedarbrook Lane, Laurel, Maryland 20708 is subject to a lien under Title 14, subtitle 2 of the Real Property Article, Maryland Annotated Code, for homeowners association assessments, late fees, costs of collection and reasonable attorney's fees in the amount of \$1090.71 as of September 30, 2021, plus accrued interest, reasonable attorney's fees and costs of collection incurred after that date until the date of payoff. The record owner of the property is San R. Aguilera and Josselyn Aguilera. I hereby affirm under the penalty of perjury that notice was given under Section 14-203(a) of the Real Property Article, and that the information contained in the foregoing statement of lien is true and correct to the best of my knowledge, information, and belief.

Respectfully submitted,



Corinne G. Rosen, Esq.
Attorney for Montpelier Community Association, Inc.
P.O. Box 493
Rockville, Maryland 20848-0493
(301) 460-4599

Return Lien To:

Corinne G. Rosen, Esq.
P.O. Box 493
Rockville, Maryland 20848-0493

Parcel ID No. District 10, Account No. 1009125

PRINCE GEORGE'S COUNTY, MD

APPROVED BY: # 26DATE: 11-3-2021

\$8.25 RECORDATION TAX PAID
\$ N/A TRANSFER TAX PAID

LR - Statement of Lien
Recording Fee 20.00
Homeowner/Bank Name:
AGUILERA
Ref:
LR - Surcharge 40.00
SubTotal: 60.00
Total: 360.00
11/15/2021 02:20 CC16-PP
#15628080 CC0703 -
Prince George's
County/CC07.03.01 -
Register 01

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) MEA 46572, p. 0402, MSA_CE64_46881. Date available 11/19/2021. Printed 04/06/2025.

State of Maryland Land Instrument 146723 PAGE: 402

☐ Baltimore City

☒ County Prince George's

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.
(Type or Print in Black Ink Only—All Copies Must Be Legible)

1

Type(s) of Instruments

☐ Deed

☐ Deed of Trust

☐ Mortgage Lease

☐ Other HOA LIEN

☐ Other

2

Conveyance Type Check Box

☐ Improved Sale Arms-Length /1/

☐ Unimproved Sale Arms-Length /2/

☐ Multiple Accounts Arms-Length /3/

☐ Not an Arms-Length Sale /9/

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Tax Exemptions (if applicable)
Cite or Explain Authority

Recordation

State Transfer

County Transfer

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Consideration and Tax Calculations

Consideration Amount

Purchase Price/Consideration \$

Any New Mortgage \$

Balance of Existing Mortgage \$

Other: \$ 1090.71

Other: \$

Full Cash Value: \$

Finance Office Use Only

Transfer and Recordation Tax Consideration

Transfer Tax Consideration \$

X () % = \$

Less Exemption Amount - \$

Total Transfer Tax = \$

Recordation Tax Consideration \$

X () per \$500 = \$

TOTAL DUE \$

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Fees

Amount of Fees

Doc. 1

Doc. 2

Recording Charge \$ 60.00 \$

Surcharge \$ \$

State Recordation Tax \$ \$

State Transfer Tax \$ \$

County Transfer Tax \$ \$

Other \$ \$

Other \$ \$

Agent:

Tax Bill:

C.B. Credit:

Ag. Tax/Other:

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Description of Property
SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District 10

Property Tax ID No. (1) 1009125

Grantor Liber/Folio

Map

Parcel No.

Var. LOG (5)

Subdivision Name

Lot (3a)

Block (3b)

Sect/AR (3c)

Plat Ref.

SqFt/Acreage (4)

Location/Address of Property Being Conveyed (2)
12110 Cedarbrook Lane, Laurel, MD 20708

Other Property Identifiers (if applicable)

Water Meter Account No.

Residential or Non-Residential

Fee Simple or Ground Rent

Amount:

Partial Conveyance? Yes No Description/Amt. of SqFt/Acreage Transferred:

If Partial Conveyance, List Improvements Conveyed:

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Transferred From

Doc. 1 – Grantor(s) Name(s)

Doc. 2 – Grantor(s) Name(s)

San R. Aguilera and Josselyn Aguilera

Doc. 1 – Owner(s) of Record, if Different from Grantor(s)

Doc. 2 – Owner(s) of Record, if Different from Grantor(s)

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Transferred To

Doc. 1 – Grantee(s) Name(s)

Doc. 2 – Grantee(s) Name(s)

Montpelier Community Association, Inc.

New Owner's (Grantee) Mailing Address

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Other Names to Be Indexed

Doc. 1 – Additional Names to be Indexed (Optional)

Doc. 2 – Additional Names to be Indexed (Optional)

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Contact/Mail Information

Instrument Submitted By or Contact Person

Name: Corinne Rosen

Firm Law Offices of Corinne Rosen

Address: PO Box 493

Rockville, MD 20848

Phone: (301) 460-4599

☒ Return to Contact Person

☐ Hold for Pickup

☐ Return Address Provided

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IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information

Yes No

Yes No

Yes No

Will the property being conveyed be the grantee's principal residence?

Does transfer include personal property? If yes, identify:

Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only – Do Not Write Below This Line

Terminal Verification

Agricultural Verification

Whole

Part

Tran. Process Verification

Transfer Number

Date Received:

Deed Reference:

Assigned Property No.:

Year 20 20

Geo. Map Sub Block

Land Zoning Grid Plat Lot

Buildings Use Parcel Section Occ. Cd.

Total Town Cd. Ex. St. Ex. Cd.

REMARKS:

Space Reserved for County Validation

Space Reserved for Circuit Court Clerk Recording Validation