

16420 485

CLERK OF THE  
CIRCUIT COURT

STATEMENT OF LIEN

STATE OF MARYLAND  
COUNTY OF PRINCE GEORGE'S

This is to certify that the property described as 12510 Silverburch Lane, Laurel, Maryland 20708 is subject to a lien under Title 14, Subtitle 2 of the Real Property Article, Maryland Annotated Code in the amount of \$231.00 as of August 30, 2002 for common expenses of Montpelier Community Association for the period of January 1, 2002 through and including December 31, 2002, plus interest thereon at the rate of twelve (12%) per annum, costs of collection and reasonable attorney's fees. The property is owned by Mario & Anna Reirez.

It is requested that a Notice of Sale be provided at least thirty (30) days prior to the date of foreclosure if a holder of a superior interest seeks foreclosure, as provided in Section 7-105 of the Real Property Article, Annotated Code of Maryland.

I hereby affirm under the penalty of perjury that written notice of intention to file this statement of lien was given under Section 14-203(a) of the Maryland 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.

TAPED TO FILE \$ 5.00  
RECORDATION FEE \$ 20.00  
TOTAL \$ 25.00  
REF # 63744  
REP LJJ Blk # 2157  
Nov 08, 2002 11:08 am

Craig B. Zaller, Agent for Montpelier  
Community Association

Return lien to:

Nagle & Zaller, P. C.  
10320 Little Patuxent Parkway  
Suite 1200  
Columbia, Maryland 21044

RECORDATION TAX PAID  
Office of Finance  
Prince George's County, MD

The debt secured by this instrument has been paid in full. The Clerk of the Court is hereby ordered to mark the lien satisfied of record. I hereby affirm under penalties of perjury that the information contained in this statement of condominium lien is true and correct to the best of my knowledge, information, and belief.

Craig B. Zaller, Agent for Montpelier  
Community Association

01A01#0695TXREC. \$2.20  
PGCC 02:22PM11-05-02

State of Maryland Land Instrument Intake Sheet  
☐ Baltimore City ☒ County: Prince Georges

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	<input type="checkbox"/> Check Box if Addendum Intake Form is Attached.			
		Deed	Mortgage	Other	Other
		Deed of Trust	Lease	X HOA Fees	
2	Conveyance Type Check Box	Improved Sale	Unimproved Sale	Multiple Accounts	Not an Arms-Length Sale [9]
		Arms-Length [1]	Arms-Length [2]	Arms-Length [3]	
3	Tax Exemptions (if Applicable)	Recordation			
		State Transfer			
	Cite or Explain Authority:	County Transfer			

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4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only	
		Purchase Price/Consideration	\$	Transfer and Recordation Tax Consideration	
		Any New Mortgage	\$	Transfer Tax Consideration	
		Balance of Existing Mortgage	\$	X ( ) % = \$	
		Other:	\$	Less Exemption Amount = \$	
		Other:	\$	Total Transfer Tax = \$	
		Full Cash Value	\$	Recordation Tax Consideration \$	
				X ( ) per \$500 = \$	
				TOTAL DUE \$	

5	Fees	Amount of Fees		Doc. 1	Doc. 2	Agent:
		Recording Charge	\$	25.00	\$	
		Surcharge	\$		\$	
		State Recordation Tax	\$	2.20	\$	
		State Transfer Tax	\$		\$	
		County Transfer Tax	\$		\$	
		Other	\$		\$	
		Other	\$		\$	
						Tax Bill:
						C.B. Credit:
						Ag. Tax/Other:

6	Description of Property	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
	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).	Subdivision Name		Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref. SqFt/Acreage (4)
		Location/Address of Property Being Conveyed (2)					
		12510 Silverbirch Lane Laurel, MD 20708					
		Other Property Identifiers (if applicable)					
		Water Meter Account No.					
		Residential <input type="checkbox"/> or Non-Residential <input type="checkbox"/> Fee Simple <input type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount:					
		Partial Conveyance? <input type="checkbox"/> Yes <input type="checkbox"/> No Description/Amt. of SqFt/Acreage Transferred:					
		If Partial Conveyance, List Improvements Conveyed:					

7	Transferred From	Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
		Mario & Anna Reirez	
		Doc. 1 - Owner(s) of Record, if Different from Grantor(s)	Doc. 2 - Owner(s) of Record, if Different from Grantor(s)

8	Transferred To	Doc. 1 - Grantee(s) Name(s)	Doc. 2 - Grantee(s) Name(s)
		Montpelier Comm. Assoc. Inc.	
		New Owner's (Grantee) Mailing Address	

9	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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10	Contact/Mail Information	Instrument Submitted By or Contact Person		<input checked="" type="checkbox"/> Return to Contact Person
		Name:	Brenda Guardado	
		Firm:	Kaye & Zeller, PC	<input type="checkbox"/> Hold for Pickup
		Address:	10320 Little Patuxent Pkwy #1200	
			Columbia, MD 21044	<input type="checkbox"/> Return Address Provided
		Phone:	(301) 621-6500	

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

Assessment Information	Yes	No	Will the property being conveyed be the grantee's principal residence?
	Yes	No	Does transfer include personal property? If yes, identify:
	Yes	No	Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only - Do Not Write Below This Line

<input type="checkbox"/> Terminal Verification	<input type="checkbox"/> Agricultural Verification	<input type="checkbox"/> Whole	<input type="checkbox"/> Part	<input type="checkbox"/> Tran. Process Verification
Transfer Number:	Date Received:	Deed Reference:	Assigned Property No.:	
Year	19	19	Geo.	Map
Land			Zoning	Grid
Buildings			Use	Parcel
Total			Town Cd.	Ex. St.
				Ex. Cd.
				Occ. Cd.

REMARKS:

Distribution: White - Clerk's Office  
Canary - SDAT  
Pink - Office of Finance  
Goldenrod - Preparer  
AOC-CC-300 (6/95)

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PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) REP 16420, p. 0486, MSA\_CE64\_16500. Date available 09/15/2005. Printed 04/06/2025.