

16420 487

CLERK OF THE
CIRCUIT COURT

STATEMENT OF LIEN

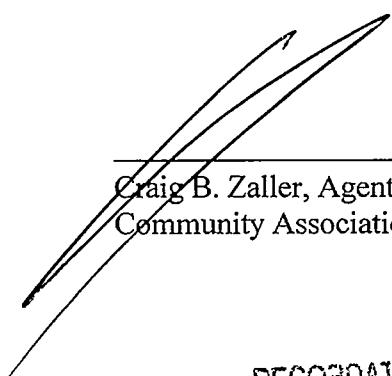
STATE OF MARYLAND
COUNTY OF PRINCE GEORGE'S

This is to certify that the property described as 12321 Shadetree 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 Sheila Morgan.

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.

IMP FD SURE \$ 5.00
RECORDING FEE 20.00
TOTAL 25.00
BOOK # 83745
REF # 2153
Nov 06, 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#0705TXREC.
PGCG 02:32PM11-05-02

\$2.20
#1

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) REP 16420, p. 0488, MSA_CE64_16500. Date available 09/15/2005. Printed 04/06/2025.

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)

(☐ Check Box if Addendum Intake Form is Attached.)

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

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: Tax Bill: C.B. Credit: Ag. Tax/Other:
		Recording Charge	\$ 25.00	\$	
		Surcharge	\$	\$	
		State Recordation Tax	\$ 2.20	\$	
		State Transfer Tax	\$	\$	
		County Transfer Tax	\$	\$	
		Other	\$	\$	
Other	\$	\$			

6	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	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG	
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref.	SqFt/Acreage (4)
		Location/Address of Property Being Conveyed (2)						
		<u>12321 Shadetree Lane, Laurel, MD 20708</u>						
		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: <input type="checkbox"/>						
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)
		<u>Sheila Morgan</u>	
		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)
		<u>Montpelier Comm Assoc Inc.</u>	
		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)

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

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

Assessment Information	<input type="checkbox"/> Yes <input type="checkbox"/> No	Will the property being conveyed be the grantee's principal residence?
	<input type="checkbox"/> Yes <input type="checkbox"/> No	Does transfer include personal property? If yes, identify:
	<input type="checkbox"/> Yes <input type="checkbox"/> 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	Sub	Block
Land			Zoning	Grid	Plat	Lot
Buildings			Use	Parcel	Section	Occ. Cd.
Total			Town Cd.	Ex. St.	Ex. Cd.	

REMARKS:

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

Space Reserved for Circuit Court Clerk