


## STATEMENT OF HOMEOWNERS ASSOCIATION LIEN

This is to certify that the property described as 12813 Fernwood Turn, 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 \$1731.50 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 Amir Allahrakha and Nasir Allahrakha. 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. 1131945

PRINCE GEORGE'S COUNTY, MD  
APPROVED BY: # 20  
DATE: 11-3-2021  
\$ 11.00 RECORDATION TAX PAID  
\$ N/A TRANSFER TAX PAID

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

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) MEA 46572, p. 0398, MSA\_CE64\_46881. Date available 11/19/2021. Printed 04/06/2025.