

**PROPERTY REPORT**

GENERAL INFORMATION			
ORDER NUMBER:	XXXXXXXX	ET REFERENCE NUMBER:	XXXXXXXX
SEARCH DATE:	09/23/2019	AS OF: 7:30 AM	EFFECTIVE DATE: 09/09/2019
PROPERTY ADDRESS:	XXXX SELKIRK COURT, CROFTON, MD 21114		
STATE:	MARYLAND	COUNTY:	ANNE ARUNDEL
PARCEL NUMBER:	XX-XXX-90068046	SUBDIVISION:	
LOT/UNIT:		BLOCK:	
SFR/PUD/CONDO:			

VESTING INFORMATION			
DEED TYPE:	DEED	CONSIDERATION AMOUNT:	\$325,000.00
GRANTOR:	CAROL A. FOTOPOULOS AND JOHN FOTOPOULOS		
GRANTEE:	DHARMENDRA N. PATEL AND GEETABEN D. PATEL		
VESTING:	AS TENANTS BY THE ENTIRETY, THEIR ASSIGNS, THE SURVIVOR OF THEM AND UNTO THE SURVIVOR'S PERSONAL REPRESENTATIVES AND ASSIGNS	INSTR/BOOK/PAGE:	20972/XXX
DATED DATE:	04/10/2009	RECORDED DATE:	04/24/2009
NOTES:			

CHAIN-OF-TITLE (1)			
DEED TYPE:		CONSIDERATION AMOUNT:	\$
GRANTOR:			
GRANTEE:			
VESTING:		INSTR/BOOK/PAGE:	
DATED DATE:		RECORDED DATE:	
NOTES:			

CHAIN-OF-TITLE (2)			
DEED TYPE:		CONSIDERATION AMOUNT:	\$
GRANTOR:			
GRANTEE:			
VESTING:		INSTR/BOOK/PAGE:	
DATED DATE:		RECORDED DATE:	
NOTES:			

CHAIN-OF-TITLE (3)			
DEED TYPE:		CONSIDERATION AMOUNT:	\$
GRANTOR:			
GRANTEE:			
VESTING:		INSTR/BOOK/PAGE:	
DATED DATE:		RECORDED DATE:	
NOTES:			

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<b>OPEN MORTGAGE / DEED OF TRUST - 1 INFORMATION</b>			
MORTGAGOR:	DHARMENDRAKUMAR N PATEL, A MARRIED PERSON AND GEETABEN D PATEL, A MARRIED PERSON		
MORTGAGEE	WELLS FARGO BANK, N. A		
TRUSTEE	JOHN BURSON, ESQ.		
INSTRUMENT/BOOK/PAGE:	26723/XXX	AMOUNT:	\$202,000.00
DATED DATE:	09/25/2013	RECORDED DATE:	10/09/2013
		MATURITY DATE:	10/01/2028
MORTGAGE ASSIGNED TO		ASSIGNMENT BK/PG:	
ASSIGNMENT DATED:		ASSIGNMENT RECORDED:	
ADDITIONAL INFORMATION:			

<b>OPEN MORTGAGE / DEED OF TRUST - 2 INFORMATION</b>			
MORTGAGOR:	DHARMENDRAKUMAR N PATEL AND GEETABEN D PATEL, AS TENANTS BY THE ENTIRETY THE SURVIVOR OF THEM		
MORTGAGEE	FIRST NATIONAL BANK OF PENNSYLVANIA		
TRUSTEE	GENET BEKELE		
INSTRUMENT/BOOK/PAGE:	32486/XXX	AMOUNT:	\$165,000.00
DATED DATE:	08/01/2018	RECORDED DATE:	09/17/2018
		MATURITY DATE:	08/01/2040
MORTGAGE ASSIGNED TO		ASSIGNMENT BK/PG:	
ASSIGNMENT DATED:		ASSIGNMENT RECORDED:	
ADDITIONAL INFORMATION:			

<b>OPEN MORTGAGE / DEED OF TRUST - 3 INFORMATION</b>			
MORTGAGOR:			
MORTGAGEE			
TRUSTEE			
INSTRUMENT/BOOK/PAGE:		AMOUNT:	\$
DATED DATE:		RECORDED DATE:	
		MATURITY DATE:	
MORTGAGE ASSIGNED TO		ASSIGNMENT BK/PG:	
ASSIGNMENT DATED:		ASSIGNMENT RECORDED:	
ADDITIONAL INFORMATION:			

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<b>ACTIVE JUDGMENTS AND LIENS</b>			
<b>CASE NUMBER</b>	<b>DESCRIPTION</b>	<b>DATE RECORDED</b>	<b>AMOUNT</b>

<b>TAX INFORMATION</b>			
<b>ASSESMENT YEAR</b>	<b>2019</b>	<b>TAX YEAR</b>	<b>2019</b>
LAND VALUE	\$150,000.00	BUILDING VALUE	\$158,500.00
TOTAL VALUE	\$308,500.00	EXEMPTION	
<b>INSTALLMENT</b>	<b>AMOUNT</b>	<b>STATUS</b>	<b>PAID/DUE DATE</b>
1 <sup>ST</sup> INSTALLMENT	\$1,695.66	PAID	12/13/2018
2 <sup>ND</sup> INSTALLMENT	\$1,689.41	PAID	09/18/2018
<b>NOTES:</b>			

<b>NAMES RUN</b>				
<b>NAMES</b>	<b>JUD</b>	<b>LIENS</b>	<b>UCC</b>	<b>OTHERS</b>
DHARMENDRA PATEL	X	X	X	X
DHARMENDRAKUMAR PATEL	X	X	X	X
D N PATEL	X	X	X	X
GEETABEN PATEL	X	X	X	X
GITABEN PATEL	X	X	X	X
GITA PATEL	X	X	X	X

<b>ADDITIONAL INFORMATION</b>

## PROPERTY REPORT

### LEGAL DESCRIPTION

FOR COMPLETE LEGAL DESCRIPTION SEE ATTACHED VESTING DEED

ASSESSOR'S PARCEL NUMBER: XX-XXX-90068046

### DISCLAIMER

This title search report was performed in accordance with generally accepted standards. This report may not contain information affecting above real estate property that cannot be indexed due to different spelling of owner's name or incorrectly recorded parcel number or recorder clerk error. This title search does not include a search of the records of the circuit, probate, bankruptcy or other courts nor any recorders other than the records in the office of the Register of Deeds. Taxes are informational purposes only, all information contained herein are obtained from Tax Collectors office/website. Please do check for any additional levies and assessments before settlement. We makes no warranties, and assumes no liability whatsoever for the accuracy of the information contained herein beyond the exercise of such reasonable care.

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