

EXEMPT FROM TRANSFER AND RECORDATION TAXES PURSUANT TO
TAX PROPERTY ARTICLE, SECTION 12-108 (L)

TRANSFER HEREIN MADE PURSUANT TO COURT ORDER AND JUDGMENT IN CASE NO. 12-C-1533371

BOOK: 12620 PAGE: 495

Upon recording, return to:

Joseph H. Ostad, Esq.
Law Offices of Joseph H. Ostad, P.A.
401 E. Pratt Street, Suite 2233
Baltimore, Maryland 21202
Tel. (410) 727-6116

QUITCLAIM DEED

THIS QUITCLAIM DEED, made this 21st day of June, 2017, between, **P.D.A., L.L.C.** (hereinafter "Grantor"), and **Andrew Omidvar** (hereinafter "Grantee").

WITNESSETH, that in consideration of the sum of zero dollars (\$0.00) and other good and valuable consideration, including the settlement of certain disputes between the parties, Grantor does grant and convey unto Grantee, its successors and assigns, any and all interest is has in the following property situate and being in Harford County, Maryland:

SEE ATTACHED EXHIBIT A - LEGAL DESCRIPTION.

Being a part of the same property conveyed to the Grantor by Deed dated June 9, 2006 and recorded in Liber 6827 at folio 428, *et seq.* among the Land Records of Harford County, Maryland.

Subject to and together with all the ways, easements, rights, improvements, privileges and appurtenances to the same belonging or in any wise appertaining, and all the estate, right, title, interest and claim, either at law or in equity, or otherwise however, of the said Grantor, of, in, to, or out of the land and premises.

WITNESS, the following signatures and seals:

Date: 6-21-17

[Signature] (SEAL)
PDA, LLC
Printed Name: Ardeshir Vedadi
Title: Managing Member

20
40
DL

LR - Deed (No-Taxes)
Recording Fee 20.00
Name: PDA LLC/Omidvar
Ref:
LR - Deed (No-Taxes)
Surcharge 40.00
Subtotal: 60.00
Total: 60.00
12/01/2017 03:04
#9488077 C00302 -
Harford
County/C003.02.09 -
Register 09

HARFORD COUNTY CIRCUIT COURT (Land Records) JJR 12620, p. 0495, MSA_CE54_12626. Date available 12/05/2017. Printed 02/13/2020.

STATE OF Maryland;
COUNTY/CITY OF Prince George's; to wit:

I, the undersigned, a Notary Public in and for the aforesaid jurisdiction do hereby certify that Ardeshir Vedadi, whose name is signed to the foregoing instrument as authorized signatory for P.D.A., L.L.C. and hereto annexed, personally appeared before me in said jurisdiction, and said signatory, being personally well known to me (or proved by the oath of credible witnesses to be) as the person who executed the foregoing instrument and acknowledged the same to be the limited liability company's act and deed for the purposes herein contained.

GIVEN under my hand this 21st day of June, 2017.

Suzanne Engler
Notary Public

My Commission Expires: 12/02/19

SUZANNE R. ENGLER
Notary Public-Maryland
Anne Arundel County
My Commission Expires
December 02, 2019

This is to certify that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals in Maryland.

Aaron D. Neal

Aaron D. Neal

HARFORD COUNTY MARYLAND
TRANSFER TAX PD \$ 101111
ALL OTHER TAXES PAID 12/11/17 PW

PROPERTY PRESENTLY NOT ON WATER
& SEWER SYSTEM PER: PW
DATE: 12/11/17 HARFORD COUNTY

EXHIBIT A – LEGAL DESCRIPTION

BOOK: 12620 PAGE: 497

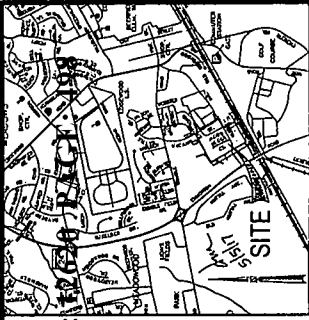
Being known and designated as Parcel A, Parcel B and Parcel C on “Second Revised Final Plat of Lee Court Apartments”, said plat being recorded among the Plat records of Harford County in Liber J.J.R. 203 at folio 92, a copy of which is attached hereto. Subject to all easements and restrictions of record, including those designated on the aforesaid plat.

Said property being known for taxation purposes as:

Tax I.D. No. 01-399985 (Parcel A)

Tax I.D. No. 01-399986 (Parcel B)

Tax I.D. No. 01-399987 (Parcel C)



BOOK: 203-92

LINE NO.	BEARING	LENGTH	CHORD BEARING	CHORD LENGTH
E1	N 21°00'07" W	24.00'	170°41'19"	216.20'
E2	S 60°54'53" W	52.00'	6°17'54"	216.20'
E3	N 21°00'07" W	50.00'	170°41'19"	19.40'
E4	N 60°54'53" W	30.00'	6°17'54"	43.44'
E5	N 21°00'07" W	30.00'	170°41'19"	200.36'
E6	S 61°00'27" W	55.41'	7°29'0"	19.40'
E7	S 28°54'28" E	24.41'	170°41'19"	200.36'
E8	N 61°00'07" E	24.41'	170°41'19"	200.36'

203-92

No.	RADIUS	TANGENT	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	175.00'	100.01'	216.00'	170°41'19"	N 61°43'00" E	216.20'
C2	175.00'	30.12'	19.44'	6°17'54"	N 14°36'13" E	19.40'
C3	175.00'	46.80'	43.44'	7°29'0"	N 14°35'59" E	43.40'
C4	675.00'	109.30'	201.30'	170°41'19"	N 61°45'03" E	200.36'

SUBDIVISION DATA

- TOTAL NUMBER OF LOTS: 1
- INDICATES LOT NUMBER
- TOTAL NET LOT AREA: 8,7940 ACRES
- DEED REFERENCE: JJR 6827/2933 & JJR 6827/1426
- PRESENT ZONING: R4

AREA TABULATION

- TOTAL AREA ENCLOSED: 15,977 ACRES
- TOTAL NET LOT AREA: 8,7940 ACRES
- TOTAL PARCEL AREA: 7,2081 ACRES

SUBJECT TO A SUBDIVISION AGREEMENT RECORDED IN LIBER JJR 1832, FOLD 102.

NO IMPROVEMENTS EXISTING ON THIS PARCEL. THE OWNER HAS APPLIED FOR PERMITS FOR CONSTRUCTION OF ANY FUTURE IMPROVEMENTS OR CONSTRUCTION MUST CONFORM TO ALL REGULATIONS IN EFFECT AT THE TIME OF SUCH IMPROVEMENTS OR CONSTRUCTION.

THE SIGNING OF THIS SUBDIVISION PLAT IN NO WAY SHALL BE CONSIDERED AS A GUARANTEE OF PUBLIC SERVICES AT THE TIME OF DEVELOPMENT.

PERMITS FOR CONSTRUCTION AND INSTALLATION OF PUBLIC SERVICES ARE THE RESPONSIBILITY OF THE DEVELOPER.

THE SUBDIVISION WILL COMPLY WITH STATE REGULATIONS FOR UNDERGROUND ELECTRIC CABLES AND TELEPHONE SERVICES.

HARFORD COUNTY GOVERNMENT WILL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF STRUCTURES IN THE NATURAL RESOURCE DISTRICT.

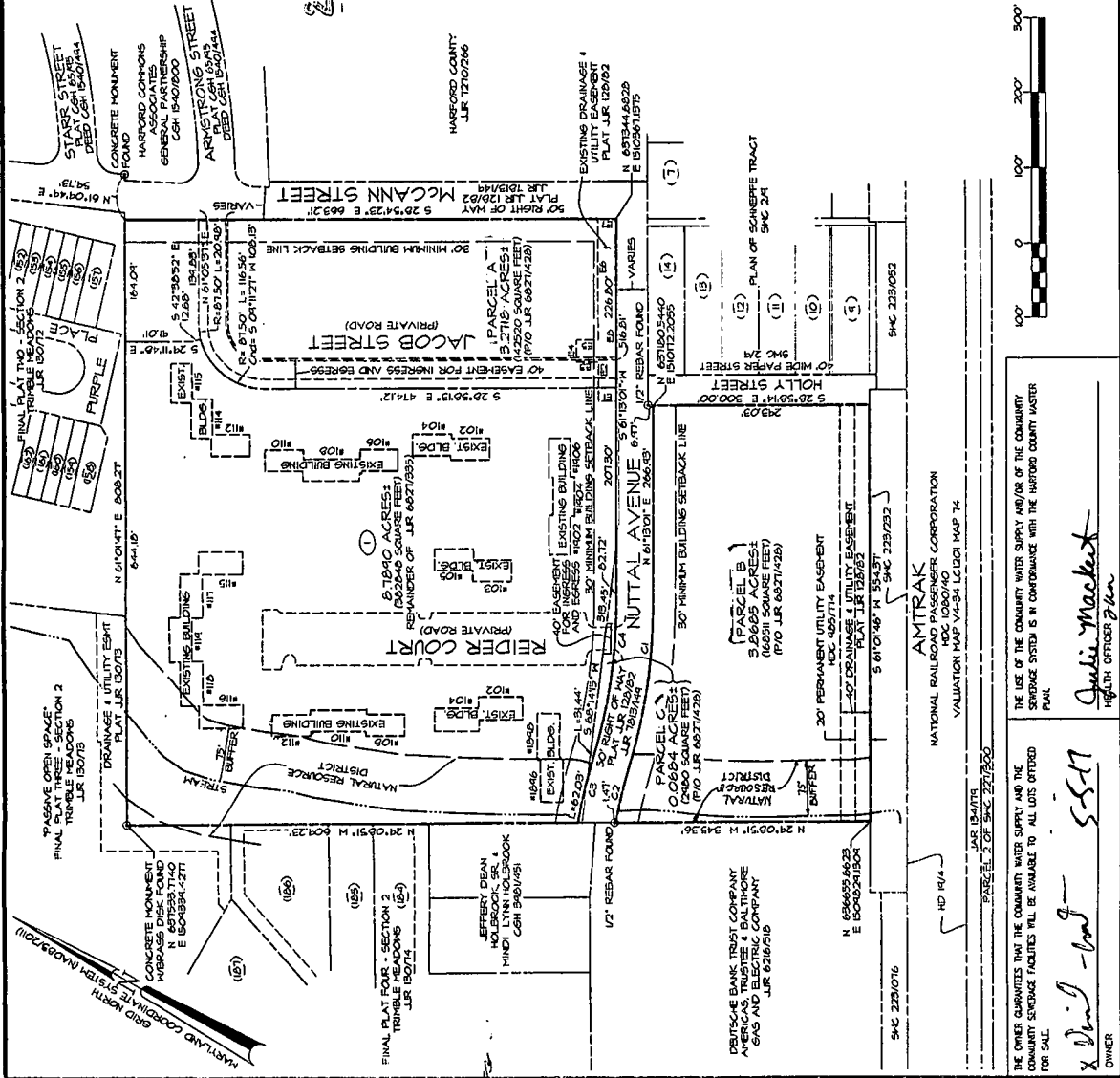
THE OWNER WILL MAINTAIN PRIVATE ROADS.

THIS SUBDIVISION WILL COMPLY WITH STATE REGULATIONS FOR UNDERGROUND ELECTRIC CABLES AND TELEPHONE SERVICES.

HARFORD COUNTY GOVERNMENT WILL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF STRUCTURES IN THE NATURAL RESOURCE DISTRICT.



MY CURRENT LICENSE EXPIRES 06/01/2026



THE OWNER HEREBY GRANTS TO HARFORD COUNTY, MARYLAND AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF WATER, SEWER AND STORM SEWERAGE SYSTEMS AS SHOWN ON THIS PLAN.

UNLESS OTHERWISE PROVIDED ON THIS PLAN, THE STREETS, ROADS, OPEN SPACES AND PUBLIC SITES SHOWN HEREON AND THE ADJACENT THEREOF IN THIS AREA ARE FOR THE PUBLIC USE OF THE COMMUNITY ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO THE PRIVATE USE OF ANY INDIVIDUAL OR ENTITY. THE OWNER'S SUCCESSORS, HEIRS AND ASSIGNS SHALL BE BOUND BY THE TERMS OF THIS PLAN. THE OWNER'S SIGNATURE AND DATE ON THIS PLAN SHALL PRECLUDE THE OWNER FROM CONTENDING OR DEEDING THE SAME TO ANY OTHER PARTY. THE OWNER SHALL BE RESPONSIBLE TO PRODUCE A CURRENT SURVEY OF THE PROPERTY AT THE TIME OF THE SIGNING OF THIS PLAN.

THE OWNER GUARANTEES THAT THE COMMUNITY WATER SUPPLY AND/OR OF THE COMMUNITY SEWERAGE SYSTEMS WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

OWNER: *Judith Mackay*
HEALTH OFFICER: *Judith Mackay*

APPROVED: <i>Judith Mackay</i> DATE: 5/14/17	APPROVED: <i>Judith Mackay</i> DATE: 5/20/17	APPROVED: <i>Judith Mackay</i> DATE: 6/6/17	APPROVED: <i>Judith Mackay</i> DATE: 6/7/17	APPROVED: <i>Judith Mackay</i> DATE: 6-7-17	APPROVED: <i>Judith Mackay</i> DATE: 6-8-17	APPROVED: <i>Judith Mackay</i> DATE: 6-8-17
DIRECTOR OF HEALTH SERVICES	DIRECTOR OF HEALTH SERVICES	DIRECTOR OF HEALTH SERVICES	DIRECTOR OF HEALTH SERVICES	DIRECTOR OF HEALTH SERVICES	DIRECTOR OF HEALTH SERVICES	DIRECTOR OF HEALTH SERVICES

RECORDING STAMP
 Rec'd for Record *6-9-2017*
 at *12:23* o'clock *P.M.*
 by recorded in Liber *J.J.R.*
 PLAT *92*
 Co., M.E. and examined per James Raby, Clerk

THIS PLAT IS SUBJECT TO REVISION

SECOND REVISED FINAL PLAT

LEE COURT APARTMENTS

FORMERLY LAND OF P.D.A., L.L.C.

FIRST ELECTION DISTRICT HARFORD COUNTY, MARYLAND

OWNER:
 P.D.A., L.L.C.
 19110 MONTGOMERY VILLAGE AVENUE, SUITE 300
 GAITHERSBURG, MARYLAND 20885-3703

ARCHITECTS ENGINEERS SURVEYORS
FWM
 FREDERICK WARD ASSOCIATES / FWA
 P.O. Box 201, South Beach, MD 21158-0201

DATE: 12-15-2016 DRAWN BY: PAS/VAN CHECKED BY: TW, JWB, TUGBOG 2/21/18,01

203-92

MSA S12616-12621

OMID OMIDVAR
A/K/A ANDREW OMIDVAR

Plaintiff

v.

PDA, LLC

Defendant

* IN THE
* CIRCUIT COURT
* FOR
* HARFORD COUNTY
* Case No.: 12-C-15-3371

* * * * *

ORDER

Upon consideration of the Plaintiff's First Amended Complaint, Defendant's Answer and Counterclaim, and any opposition thereto, having heard this matter on October 19, 2017, it is this 19th day of October, 2017 ^(PWI) by the Circuit Court for Harford County, hereby

ORDERED, that the Defendant shall immediately execute a Quit Claim Deed granting and conveying the property known as Parcels A, B, and C, as shown on that certain plat entitled "Second Revised Final Plat," which plat is recorded among the Land Records of Harford County, Maryland, in Plat Book JJR No. 203, folio 92, which parcels are comprised of the following:

- Parcel A: 3.2718 Acres, identified as SDAT Parcel ID: 01-399985
- Parcel B: 3.8685 Acres, identified as SDAT Parcel ID: 01-399986
- Parcel C: 0.0684 Acres, identified as SDAT Parcel ID: 01-399987

(the "Property"); and it is

ORDERED that the Defendant shall obtain a Partial Release of the Deed of Trust and Partial Release of the Assignment of Leases, Rents and Profits recorded among the Land Records of Harford County, Maryland, in Liber JJR No. 6827, folio 347, on June 26, 2006 and in Liber JJR No. 6827, folio 419, on June 26, 2006, (the "Release") respectively, and shall within ten (10) days of the date of this Order, deliver same to Plaintiff's counsel; and it is

Filed 10/19/17 r.u.
CLERK OF CIRCUIT COURT
HARFORD CO., MARYLAND EXHIBIT B

ORDERED that Plaintiff shall be deemed to have accepted the Quit Claim Deed pursuant to the parties' Confidential Settlement Agreement at the time that Defendant delivers to Plaintiff's counsel the Quit Claim Deed, Release, and tax payment required herein; and it is

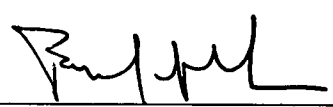
ORDERED that the Injunction ordered by this Court in this matter, shall be terminated and dissolved as of the date the Plaintiff is deemed to have accepted the Quit Claim Deed; and it is

ORDERED that Defendant shall deliver to Plaintiff's counsel, contemporaneously with the delivery of the Release, payment of the Defendant's portion of the Property's taxes due to Harford County, in certified funds, adjusted as to the date of delivery, which portion shall be calculated as \$21.69 per diem, from July 1, 2017 through the date the Release is delivered, representing the period the Defendant retained ownership in the current tax year; and it is

ORDERED that within five (5) days of receipt of the Release and tax payment, Plaintiff shall mark the Balloon Promissory Note securing the Plaintiff's Deed of Trust recorded among the Land Records for Harford County in Liber 10645, folio 19 paid and satisfied, and deliver same to Defendant's counsel for recordation; and it is

ORDERED that Defendant owes Plaintiff \$48,625.00, and a judgment is entered against Defendant, PDA, LLC, in favor of Plaintiff, in the amount of \$48,625.00, with a stay of execution until December 30, 2017.

ORDERED, that this Order and Judgment shall be final.



Judge Paul W. Ishak
Circuit Court for Harford County

True Copy:
Filed: 12/05/2017
Circuit Court for Harford County
By: [Signature]
[Signature]



State of Maryland Land Instrument Intake Sheet

Baltimore City County: Harford
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)

Space Reserved for Circuit Court Clerk Recording Validation

Form with sections 1-11: Type(s) of Instruments, Conveyance Type, Tax Exemptions, Consideration and Tax Calculations, Fees, Description of Property, Transferred From, Transferred To, Other Names to Be Indexed, Contact/Mail Information, and Assessment Information.

Space Reserved for County Validation