

TREASURY DIVISION
APPLICATION FOR CERTIFICATE OF TAX LIENS AND OTHER CHARGES

FEE: \$25.00

- Make checks payable to Charles County Government

Instructions:

1. Print or type legibly
2. Original Tax Lien Certificate is required.
3. There is a \$25.00 fee for each individual Lien Certificate. (The fee is due at the time of recoding and must be along with the completed Lien Certificate.)
4. Each property number needs its own individual Tax Lien Certificate filled out.
5. This office is not responsible for errors due to improper or incomplete description or account number. Please write in the spaces provided the exact information as recorded on the books of the Supervisor of Assessments. Prepare a separate application for each property that is separately assessed.
6. You can either mail, drop off or fax the Lien Certificate in. (Please make sure to check the appropriate box indicated on the right side of whether it is to be held for pick up, mailed, faxed or emailed)

Mail To: Charles County Treasury Division
P.O. Box 2607
La Plata, MD 20646
OR **Fax:** (301) 645-0704

OR **Return To:** Charles County Treasury Division
Charles County Government Building
200 Baltimore Street, Room 148
La Plata, MD 20646

Current Real Property Number: 05-014824

Name of Current Owner: William E. Rison and Sherry Rison

Premise Address: 11105 Milton Hill Place, Newburg, MD 20664

Expected date of settlement: ASAP

APPLICATION IS HEREBY MADE FOR A CERTIFICATE OF THE STATUS OF LIENS ON THE DESCRIBED PROPERTY

Name of Applicant: William E. Rison

Mailing Address: 13400 Rock Point Road

City, State, Zip Code: Newburg, MD 20664

Phone Number: 301-259-0089

☐ Hold for Pick Up

☒ Mail

☐ Fax/Email

Signature: _____

Date: _____

FOR OFFICE USE ONLY

PROPERTY NUMBER: _____

DATE COMPLETED: _____

REAL ESTATE TAX: Full Year _____ 1st installment: _____ 2nd installment: _____

IF CHECKED, PLEASE CONTACT APPROPRIATE OFFICE:

☐ Town of Indian Head (301) 743-5511

☐ Town of La Plata (301) 934-8421

☐ State Department of Assessment & Taxation (301) 932-2440

☐ Water/Sewer: Final Reading (301) 645-0624
OR FINAL DUE: _____

☐ Nuisance Fee (301) 645-0617

☐ Special Well Assessments (301) 645-0685

☐ House Keys for Employees (301) 645-0568

☐ SELP/Housing Loans (301) 934-9305

Deed Specialist Initials: _____

THIS DEED, made this 21st day of November, 2025, by and between WILLIAM E. RISON and SHERRY RISON, Grantors, and WILLIAM EDWARD RISON and SHERRY LYNETTE RISON, Trustees of THE RISON FAMILY REVOCABLE TRUST u/t/a/ dated 10/29/2014, as amended, Grantees:

WITNESSETH THAT, as a matter of personal preference, and for no other consideration, WILLIAM E. RISON and SHERRY RISON hereby grant in fee simple to WILLIAM EDWARD RISON and SHERRY LYNETTE RISON, Trustees of THE RISON FAMILY REVOCABLE TRUST u/t/a/ dated 10/29/2014, as amended, all of their interest in all those tracts or parcels of land situate, lying and being in the 5th Election District of Charles County, Maryland, and more particularly described as:

Parcel E and the Patton Property, together containing 29.29 acres, more or less, having been consolidated into a single parcel by Deed of Consolidation dated December 10, 2009 and recorded among the Land Records of Charles County, Maryland in Book 7057, page 350, but for descriptive purposes containing two parcels, as follows:

PARCEL ONE:

All that lot, tract, piece or parcel of land and premises known as "Part of Milton Hill", in the 5th Election District of Charles County, Maryland, and being more particularly all of the First Part of Lot No. 5 in the subdivision of the real estate of Dr. P. H. Hamilton, made in the year 1871, and more particularly described as:

Beginning for the same at a stone fixed in the ground in an old road and at the bars, marking a corner of the parcel of land above mentioned, conveyed unto F. M. Lancaster by Alexander T. Lloyd, also a corner of the land now or formerly of Eugene Thomas, designated as Lot No. 4 in the subdivision of the lands of Patrick Hamilton and running thence with said old road, it being the division line between this land and the said land now or formerly of Alexander T. Lloyd, South 9 deg. 30 min. East 159 feet to a stake fixed on the South side of the entrance road leading into said Lloyd land and on the east edge of the entrance into the within described land from the said Lloyd road, said stake marking the end of the Second Course of the First Part of Lot No. 5 in the subdivision of the Patrick Hamilton estate; thence with the lines of the First Part of lot No. 5 and lot No. 3 South 28 deg. 45 min. East 272 1/4 feet to a post; thence South 57 deg. 15 min. East 1242 feet to a post at the corner of the fence, the corner of this land and of the land designated as Lot No. 3; thence with the outlines of the entire

original Hamilton Lands South 19 deg. West 251 feet to a post; thence South 11 deg. 15 min. East 264 feet to a post; thence South 50 deg. 15 min. West 297 feet to a post; thence South 67 deg. 30 min. West 181 1/2 feet to a stake, thence South 15 deg. West 660 feet to a point in the old road at the edge of the present State Road leading from Tompkinsville to Wayside at its intersection with the road leading to Mt. Victoria; thence with said state road center line North 6 deg. 15 min. West 353 feet to the center line of the bridge, North 13 deg. 15 min. West 187 feet, North 22 deg. 15 min. West 312 feet, North 25 deg. 45 min. West 607 feet, North 40 deg. 45 min. West 373 feet, North 47 deg. 15 min. West 511 1/2 feet to its intersection with the east side of the road leading into this land and the Lloyd land (Lot No. 3) from said state road, said point marking the beginning corner of the original First Part of Lot No. 5; thence leaving said State Road and running the lines between this land, the first part of lot No. 5 and lot No. 2 of the Patrick Hamilton estate, which said lot No. 2 is now or formerly owned by Dr. Thomas L. Higdon North 33 deg. 45 min. East 530 feet to a stake fixed on the hill on the north side of a bend and said entrance road; thence South 61 deg. 45 min. East 119 feet to a stake fixed on the South side of said entrance road; thence leaving the lines of lot No. 5 and running with the line of the land of Eugene Thomas North 50 deg. 15 min. East 135 feet to the point of beginning, containing 32 1/2 acres, more or less;

Saving and excepting, however, from the s land, the land conveyed by Powers Pace and wife to State of Maryland by deed dated May 13th, 1949, and recorded among the Land records of Charles County, Maryland in Libor 88, folio 355.

Saving and excepting that parcel conveyed to William Edward Rison and Sherry Lynette Rison by deed dated June 12, 1994, and recorded among the Land Records of Charles County, Maryland in Liber 1982, folio 291.

Saving and excepting the land conveyed to Michael J. Sullivan and Laura B. Sullivan, his wife, by deed dated December 10, 2009, and recorded among the Land Records of Charles County, Maryland in Book 7057, page 340.

And at the same time the granter does hereby grant and convey unto the grantees their heirs and assigns concurrent use in common with the grantor and all others having the like right, at all times to use the private road over the Higdon property, which leads

from Wayside to Tompkinsville State Road, to the above described property, as a means of ingress to an egress from the said property, but subject to all the terms and conditions of use set forth in the indenture to the late Thomas L. Higdon, Sr. and wife, dated April 25th 1950, and duly recorded among the Land Records of Charles County, Maryland in liber 91, folio 94.

PARCEL TWO:

All that parcel containing .8481 acre and depicted as "Parcel E, Addition to the Lands of Vernon & Ella Patton" as shown on a plat entitled "PLAT #1, LOT LINE ADJUSTMENT PLAT, TAX MAP 83, GRID 7, PARCEL 23, PATTON PROPERTY" recorded among the Land Records of Charles County, Maryland in Plat Book 58, page 284.

BEING all the same land that WILLIAM E. RISON and SHERRY RISON, his wife, acquired as tenants by the entirety by deed dated September 11, 2025 and recorded among the Land Records of Charles County, Maryland in Book 13812, page 96.

TOGETHER with the buildings and improvements thereon erected and all the rights, alleys, waters, privileges, appurtenances and advantages thereto belonging.

TO HAVE AND TO HOLD the above property unto, and to the use of the said WILLIAM EDWARD RISON and SHERRY LYNETTE RISON, Trustees of THE RISON FAMILY REVOCABLE TRUST u/t/a/ dated 10/29/2014, as amended, in fee simple.

AS WITNESS the hands and seals of the Grantors:

WITNESS:

Alexis V. Olmsted William E Rison (SEAL)
WILLIAM E. RISON

Alexis V. Olmsted Sherry J Rison (SEAL)
SHERRY RISON

STATE OF MARYLAND

County of CHARLES, to wit:

I certify that on this 21st day of November, 2025, before me, a notary public of the state and county aforesaid, WILLIAM E. RISON and SHERRY RISON, personally appeared and acknowledged the foregoing deed to be their act and affirmed under the penalty of perjury that the consideration and other facts recited therein are true and correct.

My commission expires 7-13-2026

Edward W. Olmsted
NOTARY PUBLIC

I, the undersigned Maryland attorney, certify that I prepared this deed.

Edward W. Olmsted
Edward W. Olmsted

<div>State of Maryland Land Instrument Intake Sheet</div> <div><input type="checkbox"/> Baltimore City <input checked="" type="checkbox"/> County: Charles</div> <div>Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.</div> <div>(Type or Print in Black Ink Only—All Copies Must Be Legible)</div>									
1	Type(s) of Instruments		<div><input type="checkbox"/> Check Box if addendum Intake Form is Attached.</div> <div><div><input checked="" type="checkbox"/> Deed</div><div><input type="checkbox"/> Deed of Trust</div><div><input type="checkbox"/> Mortgage Lease</div><div><input type="checkbox"/> Other</div><div><input type="checkbox"/> Other</div></div>						
2	Conveyance Type Check Box		<div><div><input type="checkbox"/> Improved Sale Arms-Length [1]</div><div><input type="checkbox"/> Unimproved Sale Arms-Length [2]</div><div><input type="checkbox"/> Multiple Accounts Arms-Length [3]</div><div><input checked="" type="checkbox"/> Not an Arms-Length Sale [9]</div></div>						
3	Tax Exemptions (if applicable) Cite or Explain Authority		<div>Recordation</div> <div>State Transfer</div> <div>County Transfer</div>						
4	Consideration and Tax Calculations		<div><div>Consideration Amount</div><div><div>Purchase Price/Consideration</div><div>\$</div></div><div><div>Any New Mortgage</div><div>\$</div></div><div><div>Balance of Existing Mortgage</div><div>\$</div></div><div><div>Other:</div><div>\$</div></div><div><div>Other:</div><div>\$</div></div><div><div>Full Cash Value:</div><div>\$</div></div></div> <div><div>Finance Office Use Only</div><div>Transfer and Recordation Tax Consideration</div><div><div>Transfer Tax Consideration</div><div>\$</div></div><div><div>X () % =</div><div>\$</div></div><div><div>Less Exemption Amount</div><div>- \$</div></div><div><div>Total Transfer Tax</div><div>= \$</div></div><div><div>Recordation Tax Consideration</div><div>\$</div></div><div><div>X () per \$500 =</div><div>\$</div></div><div><div>TOTAL DUE</div><div>\$</div></div></div>						
5	Fees		<div><div>Amount of Fees</div><div>Doc. 1</div><div>Doc. 2</div><div>Agent:</div><div>Tax Bill:</div><div>C.B. Credit:</div><div>Ag. Tax/Other:</div></div>						
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).		<div><div>District</div><div>Property Tax ID No. (1)</div><div>Grantor Liber/Folio</div><div>Map</div><div>Parcel No.</div><div>Var. LOG</div></div> <div><div>05</div><div>014824</div><div>13812/96</div><div></div><div></div><div>(5)</div></div> <div><div>Subdivision Name</div><div>Lot (3a)</div><div>Block (3b)</div><div>Sect/AR (3c)</div><div>Plat Ref.</div><div>SqFt/Acreage (4)</div></div> <div><div>Location/Address of Property Being Conveyed (2)</div><div>11105 Milton Hill Place, Newburg, MD 20664</div><div>Other Property Identifiers (if applicable)</div><div>Water Meter Account No.</div></div> <div><div>Residential <input checked="" type="checkbox"/> or Non-Residential <input type="checkbox"/></div><div>Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/></div><div>Amount:</div></div> <div><div>Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</div><div>Description/Amt. of SqFt/Acreage Transferred:</div></div> <div><div>If Partial Conveyance, List Improvements Conveyed:</div></div>						
7	Transferred From		<div><div>Doc. 1 – Grantor(s) Name(s)</div><div>Doc. 2 – Grantor(s) Name(s)</div><div>William E. Rison & Sherry Rison</div><div>Doc. 1 – Owner(s) of Record, if Different from Grantor(s)</div><div>Doc. 2 – Owner(s) of Record, if Different from Grantor(s)</div></div>						
8	Transferred To		<div><div>Doc. 1 – Grantee(s) Name(s)</div><div>Doc. 2 – Grantee(s) Name(s)</div><div>William Edward Rison & Sherry Lynette Rison, Trustees</div><div>New Owner's (Grantee) Mailing Address</div><div>13400 Rock Point Road, Newburg, MD 20664</div></div>						
9	Other Names to Be Indexed		<div><div>Doc. 1 – Additional Names to be Indexed (Optional)</div><div>Doc. 2 – Additional Names to be Indexed (Optional)</div></div>						
10	Contact/Mail Information		<div><div>Instrument Submitted By or Contact Person</div><div><div>Name: William E. Rison</div><div>Firm</div><div>Address: 13400 Rock Point Road, Newburg, MD 20664</div><div>Phone: (301) 259-0089</div></div><div><input checked="" type="checkbox"/> Return to Contact Person</div><div><input type="checkbox"/> Hold for Pickup</div><div><input type="checkbox"/> Return Address Provided</div></div>						
11	Assessment Information		<div><div>IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER</div><div><div>Yes</div><div><input checked="" type="checkbox"/> No</div><div>Will the property being conveyed be the grantee's principal residence?</div></div><div><div>Yes</div><div><input checked="" type="checkbox"/> No</div><div>Does transfer include personal property? If yes, identify:</div></div><div><div>Yes</div><div><input checked="" type="checkbox"/> No</div><div>Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).</div></div></div> <div><div>Assessment Use Only – Do Not Write Below This Line</div><div><div>Terminal Verification</div><div>Agricultural Verification</div><div>Whole</div><div>Part</div><div>Tran. Process Verification</div></div><div><div>Transfer Number</div><div>Date Received:</div><div>Deed Reference:</div><div>Assigned Property No.:</div></div><div><div>Year</div><div>20</div><div>20</div><div>Geo.</div><div>Map</div><div>Sub</div><div>Block</div></div><div><div>Land</div><div></div><div></div><div>Zoning</div><div>Grid</div><div>Plat</div><div>Lot</div></div><div><div>Buildings</div><div></div><div></div><div>Use</div><div>Parcel</div><div>Section</div><div>Occ. Cd.</div></div><div><div>Total</div><div></div><div></div><div>Town Cd.</div><div>Ex. St.</div><div>Ex. Cd.</div><div></div></div></div> <div><div>REMARKS:</div></div>						

Space Reserved for County Validation

Space Reserved for Circuit Court Clerk Recording Validation