

KIA L. WASHINGTON, ESQUIRE

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PROFESSIONAL QUALIFICATIONS:

- **Extensive experience with resolution of title insurance claims involving unrecorded deeds, security instruments and priority of lien status**
- **Knowledge of contract and report of title review, for the purpose of commercial development**
- **Ability to initiate and complete foreclosure proceedings for residential and commercial properties**

WORK EXPERIENCE:

- *Associate Attorney, O'Malley, Miles, Nylan & Gilmore, P.A., Calverton, Maryland (February 2008 to Present)*

Work with individuals and business entities to determine their residential and commercial real estate settlement needs, as well as outline the various ways in which those needs can be best accomplished. Review reports of title for individuals, businesses and title insurance companies, with the purpose of outlining potential title defects that must be resolved prior to settlement taking place, as well as determining potential claims that may result or have already resulted due to a title defect. Assist individuals, lenders and condominium/homeowners associations with their foreclosure needs, ranging from initiating and maintaining commercial and residential foreclosure actions, to conducting the foreclosure sale and determining the actions that need to be taken with respect to the post-foreclosure, sale ratification process.

- *Settlement/Title Attorney, ReMax 100/Maximum Title, Inc., Camp Springs, Maryland (October 2005 to January 2008)*

Coordinated and conducted residential and commercial real estate closings. Performed title examinations with the goal of identifying and curing title deficiencies such as outstanding liens, judgments and deeds of trusts that were previously unidentified. Ensured strict compliance with the mandates and guidelines of title insurance underwriters as well as lending institutions. Edited residential contracts of sale for content and clarity. Drafted documents required for settlement (e.g., Deed, Deeds of Trust, Promissory Notes, Confessed Judgments, Powers of Attorney). Reviewed title insurance claims and determine whether the claim should be escalated to the title insurance underwriter or settled at the branch level.

- *Law Clerk, The Honorable Larnzell Martin, Jr., Circuit Court for Prince George's County, Upper Marlboro, Maryland (August 2004 to October 2005)*

Performed legal research, writing and analysis with respect to compliance with the statutory and case law requirements concerning real property disputes, mechanic's liens, petitions to foreclose, condemnations, joint ventures, motions for summary judgment and motions for reconsideration. Evaluated adequacy, timeliness and sufficiency of court pleadings and related filings. Drafted and edited court opinions, orders, findings of fact and memoranda of law in the areas of real property disputes, district court appeals and petitions for judicial review.

- *Summer Associate/Law Clerk, Knight, Manzi, Nussbaum & LaPlaca, P.A., Upper Marlboro, Maryland (June 2003 to May 2004)*

Prepared motions (e.g., Motion to Dismiss, Motion for Summary Judgment, Motion for Emergency Hearing) and pleadings (e.g., Complaint, Answer, Interrogatories and Request for Production of Documents) for the firm's real estate, landlord tenant, estate probate and family law department. Researched claims filed against Prince George's County Board of Education and prepared responsive pleadings and motions. Initiated, maintained and performed accountings of probated estate filings with the Orphans Court and Register of Wills for Prince George's County, Maryland.

- *Judicial Intern, The Honorable Larnzell Martin, Jr., Circuit Court for Prince George's County, Upper Marlboro, Maryland (June 2002 to August 2002)*

Observed civil trials concerning real property disputes, medical malpractice and personal injury claims. Observed criminal trials and hearings concerning petitions for post conviction relief, first-degree assault, murder and domestic violence. Performed legal research with respect to compliance with the statutory and case law requirements for mechanic's liens and complaints to foreclose interest in property.

EDUCATION:

- Juris Doctor, **University of Baltimore School of Law**, Baltimore, Maryland (2004)
- Bachelor of Arts, *cum laude*, **University of Maryland College Park** (2001)

PROFESSIONAL MEMBERSHIPS AND CIVIC ACTIVITIES:

- Maryland State Bar Association (2004 to present)
- National Bar Association (2002 to present)
- Prince George's County Association of Realtors
- J. Franklyn Bourne Bar Association