

brought, or some memorandum or note thereof, shall be in writing and signed by the party to be charged therewith, or some other person by him lawfully authorized.

2-105. *Declarations of trust.*

All declarations of trust respecting any land or any interest therein or amendments thereto shall be manifested and proved by some writing signed by the party who is by law enabled to declare such trust, or by his last will in writing, or else they shall be void and of no effect.

2-106. *Same—Not applicable to resulting or constructive trusts or to trusts transferred or extinguished by operation of law.*

This title is not applicable where any conveyance shall be made of any interest in land by which a trust shall or may arise or result by implication or construction of law, or where a trust shall be transferred or extinguished by operation of law.

2-107. *Assignment of beneficial interest in trust.*

All assignments of any beneficial interest in a trust, the assets of which consist, in whole or in part, of land shall be in writing signed by the party assigning the same, or his agent lawfully authorized by writing, or by his last will in writing, or else they shall be void and of no effect.

2-108. *Nonexclusivity.*

Nothing in this title shall be construed as repealing any of the additional requirements set out in this article for the effective conveying of estates or interests in land.

### Title III

#### Recordation

##### Subtitle 1. General Rules and Exceptions

3-101. *Deeds required to be recorded.*

(a) *General Rule.* No estate of inheritance or freehold, or any declaration or limitation of use, or any estate above seven years, or any mortgage or deed of trust or assignment or release thereof, shall pass or take effect unless the deed conveying the same shall be executed and recorded subject, however, to the following:

(1) None of the requirements of this Section 3-101(a) shall apply to any other method of transferring or creating an estate, declaration or limitation which is now or hereafter permitted by the law of this State except to the extent required by such law.

(2) The recording requirements of this Section 3-101(a) shall not apply to any lease for an initial term not exceeding seven years if each renewal term thereunder (i) is for seven years or less and (ii) may, by the provisions of the lease, be effected or prevented by a party to such lease or his assigns.

(3) If a lease required to be executed and recorded under the provisions of this Section 3-101(a) is executed but not recorded, such lease shall, nevertheless, be valid and binding, and of full force and effect both at law and in equity (i) between the original parties to such lease AND THEIR PERSONAL REPRESENTA-