

corporations. The clerk shall, in addition to the fee or charge now allowed by law, charge one dollar (\$1.00) as an extra fee or charge for failure to comply with the requirements of this subsection.

(d) *Paper and size of type.* Any printed deed ~~of~~ OR other instrument offered for recordation must have print in not less than eight point type and in black letters and must be upon white paper of sufficient weight and thickness to be clearly readable. If the deed or other instrument shall be wholly typewritten or typewritten on a printed form, the typewriting shall be in black letters, in not less than elite type and upon white paper of sufficient weight or thickness as to be clearly readable. The foregoing provisions shall not apply to manuscript covers or backs customarily used on documents offered for recordation. The recording charge for any instrument not conforming to these requirements shall be treble the normal charge. In those clerks' offices where such deeds or other instruments are photostated or microfilmed, no instrument upon which a rider has been placed or attached in such a manner as to obscure, hide or cover any other part of the instrument shall be offered or received for record. An instrument not otherwise readily subject to photostating or microfilming shall not be offered or received for record until treble the normal recording charge is paid to the clerk and unless an affidavit, black type on white paper, is attached and made a part of the document stating the kind of instrument, the date, the parties to the transaction, description of the property and all other pertinent data. After any document has been recorded in one county, a certified copy of the recorded document may be recorded in any other county.

(e) *Local and special requirements.*

(1) *Montgomery County.* No fee-simple deed, mortgage, or deed of trust shall be recorded in Montgomery County unless there is a certification thereon that it has been prepared by an attorney duly admitted to practice before the Court of Appeals of Maryland or under his supervision or by one of the parties named in the instrument.

(2) *Prince George's County.* Every deed recorded in Prince George's County shall contain a reference to the election district in which the property described in the deed is located.

(3) *Talbot County.* Every deed or other instrument recorded in Talbot County must have written, typed, or printed on its back, to be readily visible when folded for filing in the appropriate drawer or file, the names of the parties to the deed or other instrument and the nature or character of the instrument.

(4) *Easements for public utilities or governmental agencies.* Every deed which conveys a right-of-way or easement to a public utility, public agency, or a department of the State of Maryland must contain an accurate and definite description as well as a reference to the liber and folio wherein the servient land was conveyed and a recitation of the grantors, grantees, and the date of said reference deed.

3-105. *Recording of releases of mortgages and deeds of trust.*

Mortgages and deeds of trust may validly be released by any of the following procedures: