

(e) *Prior unrecorded plats in Cecil County.* In Cecil County, if there is in existence an unrecorded plat showing a subdivision created prior to June 1, 1945, from which a lot or lots have been conveyed and to which reference has been made in a deed now of record, the owner of the subdivision or of any lot of land therein or any interested party may have recorded in a separate plat book to be maintained by the clerk of the Circuit Court for Cecil County, a copy of said unrecorded plat. Reference to said plat shall not in and of itself, however, be a "description of the real estate sufficient to identify the same with reasonable certainty" within the meaning of Section 4-101. Other provisions of Section 3-108 shall not apply to the recording of such plats. The person presenting such plat for recording shall pay to the clerk a fee of one dollar for each plat so offered.

(f) *Inapplicable in certain counties.* This Section 3-108 shall not apply in Allegany, Harford, Montgomery, Prince George's, Dorchester, and Talbot Counties, except to the extent any such county is expressly mentioned herein.

### 3-109. *State Roads Commission Plats.*

Every clerk shall receive, index, and file in a substantial loose-leaf book linen-backed or other durable-backed copies of plats showing property or rights-of-way to be acquired or conveyed by the State Roads Commission, and when so filed and indexed, the plats shall be and constitute a part of the land records of the county in which filed. The filing fee shall be \$1.00 for each plat. Each plat shall not be greater in size than 15 inches by 30 inches.

### Subtitle 2. *Priorities based on recording.*

#### 3-201. *Effective date of a deed.*

The effective date of a deed shall be the date of delivery, and the date of delivery shall be presumed to be the date of the last acknowledgement, if any, or the date stated on the deed, whichever is later. Every deed, when recorded, shall take effect from its effective date as against the grantor, his personal representatives, all purchasers with notice of such deed, and all creditors of the grantor with or without notice.

#### 3-202. *Possession under an unrecorded deed.*

Where a grantee under an unrecorded deed is in possession of the land, such possession shall constitute constructive notice of what an inquiry of the possessor would disclose as to the existence of such unrecorded deed, provided such possession is inconsistent with the record title.

#### 3-203. *Purchasers without notice-priority depends on first recording.*

Every recorded deed or other instrument shall take effect from its effective date as against the grantee of any deed executed and delivered subsequent to such effective date, unless the grantee of the subsequent deed has accepted delivery of such deed (1) in good faith and without constructive notice under Section 3-202 of this article, (2) for a good and valuable consideration, and (3) records such deed first.