

or purchase price in any county where the applicant is known or suspected to own property. When so filed, the debt represented thereby shall have the force and effect of a lien of judgment and may be enforced as such.

13-115. Compliance; vested right or interest not affected.

All proceedings for the issuance of a patent following June 1, 1967, shall be conducted in accordance with the provisions hereof; but no such proceeding or any determination therein shall destroy or affect any vested right or interest acquired by any person under a warrant or certificate of survey.

13-116. Patent not to affect riparian rights, nor issue for land covered by navigable waters.

No patent hereafter issued out of the Land Office shall impair or affect the rights of riparian proprietors, and no patent shall hereafter issue for land covered by navigable waters.

13-117. Copies of record books prior to 1787.

The Commissioner of the Land Office is hereby authorized to demand any record book prior to 1787 from any clerk of the court in the State of Maryland, giving a receipt therefor, and for the purpose of copying said record by photographic process, but that said record shall not be kept longer by the said Commissioner than shall be necessary for said purpose, not to exceed sixty days; and shall be returned by said Commissioner to said clerk of court, the expense of transportation and insurance to be borne by the Land Office.

Title XIV—Miscellaneous rules

14-101. Aliens.

Aliens, not enemies, may own, sell, devise, dispose of, or otherwise deal with property in the same manner as if by birth, they were citizens of this State.

14-102. Waste.

(a) Damages

Any mortgagor (including a grantor under a deed of trust given as security for the payment of a debt or the performance of an obligation) or any other person in possession of land, any life tenant, tenant for years, tenant at will, periodic tenant, tenant in common or joint tenant, who, without express or implied authorization, commits or permits waste thereon, shall be liable for the actual damages suffered, and an action may be maintained against such person even though he may thereafter grant or assign his interest or estate in the land.

(b) Waste after injunction

If waste be committed after injunction to stay waste, the court shall ascertain the damage done by the waste, by affidavit, or such other proof, as the court may judge necessary, and may fine the defendant to the extent of double the damage done and so ascer-