

(7) A DESCRIPTION OF THE LAND, AS CONTAINED IN THE CERTIFICATE OF SURVEY; AND

(8) THE ARCHIVIST'S CERTIFICATE THAT THE PATENT IS PROPER TO BE ISSUED.

13-502. MANNER OF ISSUANCE; INAPPLICABILITY OF ARTICLE 78A.

(A) MANNER OF ISSUANCE.

AFTER IT IS PREPARED BY THE ARCHIVIST, THE PATENT SHALL:

(1) BE SIGNED PROMPTLY BY THE GOVERNOR;

(2) BE SEALED WITH THE GREAT SEAL OF THE STATE OF MARYLAND; AND

(3) BE RECORDED IN THE PATENT RECORDS OF THE COMMISSIONER AND IN THE LAND RECORDS FOR EACH COUNTY IN WHICH ANY PORTION OF THE LAND IS LOCATED.

(B) INAPPLICABILITY OF ARTICLE 78A.

THE ISSUANCE OF A PATENT UNDER THIS TITLE IS NOT SUBJECT TO THE PROVISIONS OF ARTICLE 78A OF THE CODE GOVERNING THE SALE OR DISPOSITION OF STATE PROPERTY.

13-503. EFFECT OF PATENT.

(A) QUITCLAIM OF STATE'S INTEREST.

THE ISSUANCE OF A PATENT GRANTS A FEE SIMPLE INTEREST IN VACANT LAND AND OPERATES AS A QUITCLAIM OF THE INTEREST OF THE STATE IN THE LAND.

(B) STATE'S INTEREST UNAFFECTED UNTIL ISSUED.

THE INTEREST OF THE STATE DOES NOT PASS AND IS NOT AFFECTED UNTIL A PATENT IS ISSUED.

(C) EFFECT ON ENCUMBRANCE.

A PATENT ISSUED ON A WARRANT TO RESURVEY LAND PREVIOUSLY PATENTED DOES NOT AFFECT OR IMPAIR ANY MORTGAGE, DEED OF TRUST, EASEMENT, RIGHT-OF-WAY, OR SIMILAR INTEREST IN THE LAND.

13-504. RETURN OF PURCHASE PRICE FOR INVALID PATENT.

(A) IN GENERAL.

SUBJECT TO SUBSECTION (B) OF THIS SECTION, IF, AFTER THE EXHAUSTION OF ALL AVAILABLE DEFENSES AND APPEALS, A COURT OF COMPETENT JURISDICTION DETERMINES THAT THE PATENT IS INVALID AS TO ANY PORTION OF THE VACANT LAND FOR WHICH IT WAS ISSUED, THE PERSON TO WHOM THE PATENT