

FOR the purpose of including Frederick County in jurisdictions excepted from prerequisites for recordation of deeds in certain instances; correcting a certain cross-reference; and clarifying language.

BY repealing and reenacting, with amendments,

Article - Real Property
Section 3-104(c)
Annotated Code of Maryland
(1974 Volume and 1977 Supplement)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That section(s) of the Annotated Code of Maryland be repealed, amended, or enacted to read as follows:

Article - Real Property

3-104.

(c) (1) [Exception for grants by mortgagees, trustees in bankruptcy, receiver.] The requirements for prepayment of personal property taxes in subsection (b) do not apply to grants of land made by or on behalf of any of the following: any mortgagee, lien creditor, trustee of a deed of trust, judgment creditor, trustee in bankruptcy or receiver, and any other court-appointed officer in an insolvency or liquidation proceeding.

(2) [Exception for straw deeds in certain counties. The provisions of subsection (b) do] SUBSECTION (B) DOES not apply in Charles, Dorchester, Kent, Prince George's, Worcester, Carroll, Montgomery, and Frederick counties to any deed executed as a mere conduit or for convenience in holding and passing title, known popularly as a straw deed, or to a deed which is a supplementary instrument merely confirming, correcting, or modifying a previously recorded deed, if there is no actual consideration paid or to be paid for the execution of the supplementary instrument.

(3) [Exception for certain deeds in Anne Arundel County. The provisions of subsection (3) do] SUBSECTION (B) DOES not apply in Anne Arundel [County] OR FREDERICK COUNTIES to any deed transferring property to the county [whereon] WHEN the controller OR TREASURER of the county has certified that the conveyance does not impair the security for any public taxes, assessments, and charges due on the remaining property of the grantor.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July 1, 1978.

Approved May 16, 1978.
