

Article - Real Property

3-203.

~~Every recorded deed or other instrument takes effect from its effective date as against the grantee of any deed executed and delivered subsequent to the effective date, unless the grantee of the subsequent deed has~~

~~{i}--{Accepted}-- HAS--ACCEPTED delivery--of-the deed-or-other-{instrument} INSTRUMENT.~~

~~{i}--In-good-{faith,} FAITH.~~

~~{ii}--Without-constructive-notice--under--§ 3-202{,-and,} AND~~

~~{iii}--For-----a----good----and----valuable consideration{,-and,} AND~~

~~{2}--{Recorded-the-deed-first,} BEFORE-THE--PRIOR DEED-WAS-RECORDED.~~

~~{i}--HAS-RECORDED-THE-SUBSEQUENT-DEED,~~

~~{ii}--HAS-TAKEN-POSSESSION-UNDER-§-3-202-OF THIS-SUBTITLE,-OR~~

~~{iii}--HAS--ENTERED--INTO--ACTUAL-OCCUPANCY SUFFICIENT-TO-GIVE-REASONABLE-NOTICE-UNDER--§--3-101{D}{iii} OF-THIS-TITLE.~~

3-501.

(a) (1) The clerk of the Circuit Court for Montgomery County shall:

(i) Assign to each parcel of real property in the county an individual parcel identifier, numerical or otherwise; and

(ii) Record by parcel identifier in a parcel index any instrument or reference to an instrument presented for recording after June 30, 1981.

(2) Information recorded by parcel identifier in a parcel index shall be the legal record of interests affecting any parcel.

(b) (1) (i) Except as provided by subparagraph (ii), all interests created after June 30, 1981 that are enforceable against real property, shall be recorded in the land records by serial number (Liber or folio, or other number as the clerk determines) and by parcel identifier.

(ii) The provisions of this subsection do not apply to: