

specifically setting forth the land record reference where the original deed of trust is recorded.

(2) When the debt secured by a mortgage is paid fully or satisfied, and the original mortgage is marked "paid" or "cancelled" by the mortgagee or his agent, it may be received by the clerk and indexed and recorded as any other instrument in the nature of a release. The marked mortgage has the same effect as a release of the property for which it is the security, as if a release were executed by the mortgagee, if there is attached to or endorsed on the mortgage an affidavit of the mortgagee, the mortgagor, the party making satisfaction, or the agent of any of them, that it has been paid or satisfied, and specifically setting forth the land record reference where the mortgage is recorded.

(3) WHEN THE DEBT SECURED BY A MORTGAGE OR DEED OF TRUST IS PAID FULLY OR SATISFIED, AND THE CANCELED CHECK EVIDENCING FINAL PAYMENT IS PRESENTED, IT MAY BE RECEIVED BY THE CLERK AND INDEXED AND RECORDED AS ANY OTHER INSTRUMENT IN THE NATURE OF A RELEASE. THE CANCELED CHECK HAS THE SAME EFFECT AS A RELEASE OF THE PROPERTY FOR WHICH THE MORTGAGE OR DEED OF TRUST IS THE SECURITY, AS IF A RELEASE WERE EXECUTED BY THE MORTGAGEE OR NAMED TRUSTEES, IF:

(I) THE PARTY MAKING SATISFACTION OF THE MORTGAGE OR DEED OF TRUST HAS:

1. ALLOWED AT LEAST A 60-DAY WAITING PERIOD, FROM THE DATE THE MORTGAGE OR DEED OF TRUST IS PAID FULLY OR IS SATISFIED, FOR THE PARTY SATISFIED TO PROVIDE A RELEASE SUITABLE FOR RECORDING;

2. SENT THE PARTY SATISFIED A COPY OF THIS SECTION AND A NOTICE THAT, UNLESS A RELEASE IS PROVIDED WITHIN 30 DAYS, THE PARTY MAKING SATISFACTION WILL OBTAIN A RELEASE BY UTILIZING THE PROVISIONS OF THIS PARAGRAPH; AND

3. FOLLOWING THE MAILING OF THE NOTICE REQUIRED UNDER SUB-PARAGRAPH 2. OF THIS SUBPARAGRAPH, ALLOWED AN ADDITIONAL WAITING PERIOD OF AT LEAST 30 DAYS FOR THE PARTY SATISFIED TO PROVIDE A RELEASE SUITABLE FOR RECORDING; AND

(II) THE CANCELED CHECK CONTAINS THE NAME OF THE PARTY WHOSE DEBT IS BEING SATISFIED, THE DEBT ACCOUNT NUMBER, IF ANY, AND WORDS INDICATING THAT THE CHECK IS INTENDED AS PAYMENT IN FULL OF THE DEBT BEING SATISFIED; AND

(III) THERE IS ATTACHED TO THE CANCELED CHECK AN AFFIDAVIT OF THE PARTY--MAKING--SATISFACTION--OR--THE--PARTY'S AGENT MADE BY A MEMBER OF THE MARYLAND BAR THAT THE MORTGAGE OR DEED OF TRUST HAS BEEN SATISFIED, THAT THE NOTICE REQUIRED UNDER SUBPARAGRAPH (I) OF THIS PARAGRAPH HAS BEEN SENT, AND