

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

(4) WHEN THE DEBT SECURED BY A MORTGAGE OR DEED OF TRUST IS FULLY PAID OR SATISFIED AND THE HOLDER OR THE AGENT OF THE HOLDER OF THE MORTGAGE OR DEED OF TRUST NOTE EXECUTES AND ACKNOWLEDGES A CERTIFICATE OF SATISFACTION IN THE FORM SPECIFIED UNDER ~~§-4-203(C)~~ § 4-203(D) OF THIS ARTICLE, CONTAINING THE NAME OF THE DEBTOR, HOLDER, OR THE AUTHORIZED AGENT OF THE HOLDER, THE DATE, AND THE LAND RECORD RECORDING REFERENCE OF THE INSTRUMENT TO BE RELEASED, IT MAY BE RECEIVED BY THE CLERK AND INDEXED AND RECORDED AS ANY OTHER INSTRUMENT IN THE NATURE OF A RELEASE. THE CERTIFICATE OF SATISFACTION SHALL HAVE THE SAME EFFECT AS A RELEASE EXECUTED BY THE HOLDER OF A MORTGAGE OR THE NAMED TRUSTEE UNDER A DEED OF TRUST.

(e) A release of a mortgage or deed of trust may be made on a separate instrument if it states that the mortgagee, trustee, or assignee releases the mortgage or deed of trust and states the names of the parties to the mortgage or deed of trust and the date and recording reference of the mortgage or deed of trust to be released. In addition, any form of release that satisfies the requirements of a deed and is recorded as required by this article is sufficient.

(F) (1) A HOLDER OF A DEBT SECURED BY A MORTGAGE OR DEED OF TRUST, OR A SUCCESSOR OF A HOLDER, MAY RELEASE PART OF THE COLLATERAL SECURING THE MORTGAGE OR DEED OF TRUST BY EXECUTING AND ACKNOWLEDGING A PARTIAL RELEASE ON AN INSTRUMENT SEPARATE FROM THE MORTGAGE OR DEED OF TRUST.

(2) A PARTIAL RELEASE SHALL:

(I) BE EXECUTED AND ACKNOWLEDGED BY---THE MORTGAGEE,---THE---NAMED---TRUSTEE---UNDER---A---DEED---OF---TRUST,---OR---THEIR SUCCESSORS;

(II) CONTAIN THE NAMES OF THE PARTIES TO THE MORTGAGE OR DEED OF TRUST, THE DATE, AND THE LAND RECORD RECORDING REFERENCE OF THE INSTRUMENT SUBJECT TO THE PARTIAL RELEASE; AND

(III) OTHERWISE SATISFY THE REQUIREMENTS OF A VALID DEED.