

**Article - Real Property**

## 3-102.

Any other instrument affecting property, including any contract for the grant of property, any notice of deferred property footage assessment for street construction, [or] any subordination agreement establishing priorities between interests in property, ANY ASSUMPTION AGREEMENT BY WHICH A PERSON AGREES TO ASSUME THE LIABILITY OF A DEBT OR OTHER OBLIGATION SECURED BY A MORTGAGE OR DEED OF TRUST, OR ANY RELEASE OF PERSONAL LIABILITY OF A BORROWER OR GUARANTOR UNDER A MORTGAGE OR UNDER A NOTE OR OTHER OBLIGATION SECURED BY A DEED OF TRUST may be recorded. The recording of any instrument constitutes constructive notice from the date of recording.

## 3-104.

(e) (1) Any printed deed or other instrument offered for recordation shall be printed in not less than eight-point type and in black letters and be on white paper of sufficient weight and thickness to be clearly readable. If the deed or other instrument is wholly typewritten or typewritten on a printed form, the typewriting shall be in black letters, in not less than elite type and upon white paper of sufficient weight or thickness as to be clearly readable. The foregoing provisions do not apply to manuscript covers or backs customarily used on documents offered for recordation. The recording charge for any instrument not conforming to these requirements shall be treble the normal charge. In any clerk's office where the deeds or other instruments are photostated or microfilmed, no instrument on which a rider has been placed or attached in a manner obscuring, hiding, or covering any other part of the instrument may be offered or received for record. No instrument not otherwise readily subject to photostating or microfilming may be offered or received for record until treble the normal recording charge is paid to the clerk and unless an affidavit, black type on white paper, is attached and made a part of the document stating the kind of instrument, the date, the parties to the transaction, description of the property, and all other pertinent data. After any document has been recorded in one county, a certified copy of the recorded document may be recorded in any other county.

(2) A CERTIFIED COPY OF ANY DOCUMENT FROM A STATE, COMMONWEALTH, TERRITORY, OR POSSESSION OF THE UNITED STATES, OR THE DISTRICT OF COLUMBIA THAT WOULD OTHERWISE BE RECORDABLE UNDER MARYLAND LAW MAY BE RECORDED IN THIS STATE, IF THE DOCUMENT CONTAINS:

(I) AN ORIGINAL CERTIFICATION MADE BY THE CLERK OR OTHER GOVERNMENTAL OFFICIAL HAVING RESPONSIBILITY FOR THE CERTIFICATION OR AUTHENTICATION OF RECORDED DOCUMENTS IN THE JURISDICTION WHERE THE DOCUMENT IS RECORDED; AND

(II) AN INDICATION OF THE RECORDING REFERENCE AND COURT OR OTHER PUBLIC REGISTRY WHERE THE ORIGINAL DOCUMENT IS RECORDED.

## 3-105.

(b) A release may be endorsed on the original mortgage or deed of trust by the mortgagee ~~for~~ his assignee, ~~or~~ the trustee or his successor under a deed of trust, OR BY