

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.

(h) Unless otherwise expressly provided in the release, a full or partial release that is recorded for a mortgage or deed of trust that is re-recorded, amended, modified, or otherwise altered or affected by a supplemental instrument and which cites the released mortgage or deed of trust by reference to only the original recorded mortgage, deed of trust, or supplemental instrument to the original mortgage or deed of trust, shall[ :

(1) Be] BE effective as a full or partial release of the original mortgage or deed of trust and all supplemental instruments to the original mortgage or deed of trust[ ; and

(2) Terminate or partially release any related financing statements but only to the extent of the collateral described in the full or partial release that is recorded for a mortgage or deed of trust with respect to the fixtures described in the financing statement].

(I) UNLESS OTHERWISE EXPRESSLY PROVIDED IN THE RELEASE, A FULL OR PARTIAL RELEASE THAT IS RECORDED FOR A MORTGAGE OR DEED OF TRUST, OR FOR ANY RE-RECORDING, AMENDMENT, MODIFICATION, OR SUPPLEMENTAL INSTRUMENT TO THE MORTGAGE OR DEED OF TRUST SHALL TERMINATE OR PARTIALLY RELEASE ANY RELATED FINANCIAL STATEMENTS, BUT ONLY TO THE EXTENT THAT THE FINANCING STATEMENTS DESCRIBE FIXTURES THAT ARE PART OF THE COLLATERAL DESCRIBED IN THE FULL OR PARTIAL RELEASE.

3-301.

(C) THE CLERK MAY NOT REFUSE TO ACCEPT ANY DEED OR OTHER DOCUMENT ENTITLED TO BE RECORDED, SOLELY ON THE GROUNDS THAT THE DEED OR DOCUMENT CONTAINS A STRIKE-THROUGH, INTERLINEATION, OR OTHER CORRECTIONS. THE CLERK MAY REFUSE TO ACCEPT FOR RE-RECORDING, A PREVIOUSLY RECORDED DEED OR DOCUMENT THAT HAS BEEN CORRECTED OR ALTERED BY A STRIKE-THROUGH, INTERLINEATION, OR SIMILAR CORRECTIVE MEASURES, AND THAT HAS NOT BEEN RE-EXECUTED, INITIALLED, OR OTHERWISE RATIFIED IN WRITING BY THE PARTY OR PARTIES AFFECTED BY THE CORRECTION.

4-107.

(A) Every power of attorney executed by any person authorizing an agent or attorney to sell and grant any property shall be executed in the same manner as a deed and recorded [with or prior to the deed executed pursuant to the power of attorney.] :

(1) BEFORE THE DAY ON WHICH THE DEED EXECUTED PURSUANT TO THE POWER OF ATTORNEY IS RECORDED;

(2) ON THE SAME DAY AS THE DEED EXECUTED PURSUANT TO THE POWER OF ATTORNEY; OR