

(b) Subject to the appropriation process in the State budget, the Department shall use the fund:

(1) For the costs of reviewing, processing, and auditing documents filed or requested under this article or other articles of the Code; and

(2) To pay redemption OR EXTINGUISHMENT amounts to former owners of ground rents redeemed OR EXTINGUISHED in accordance with § 8-110 of the Real Property Article.

(c) The State Treasurer shall hold and the State Comptroller shall account for the fund.

(d) The fund shall be invested and reinvested in the same manner as other State funds.

(e) Investment earnings shall accrue to the benefit of the fund.

### **Article - Real Property**

3-102.

(a) (1) Any other instrument affecting property, including any contract for the grant of property, or any subordination agreement establishing priorities between interests in property may be recorded.

(2) The following instruments also may be recorded:

(i) Any notice of deferred property footage assessment for street construction;

(ii) Any boundary survey plat signed and sealed by a professional land surveyor or property line surveyor licensed in the State;

(iii) 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;

(iv) 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; or

(v) A ground rent redemption certificate OR A GROUND RENT EXTINGUISHMENT CERTIFICATE issued under § 8-110 of this article.

(3) The recording of any instrument constitutes constructive notice from the date of recording.

8-110.

(a) (1) This section does not apply to leases of property leased for business, commercial, manufacturing, mercantile, or industrial purposes or any other purpose which is not primarily residential, where the term of the lease, including all renewals provided for, does not exceed 99 years. A lease of the entire property improved or to be improved by any apartment, condominium, cooperative, or other building for multiple-family use on the property constitutes a business and not a residential