

(IV) THE MARYLAND DEPARTMENT OF NATURAL RESOURCES; OR

(V) A LAND TRUST.

(3) "LAND TRUST" MEANS AN ORGANIZATION THAT:

(I) IS A QUALIFIED ORGANIZATION UNDER § 170(H)(3) OF THE INTERNAL REVENUE CODE AND REGULATIONS ADOPTED UNDER THAT SECTION; AND

(II) HAS EXECUTED A COOPERATIVE AGREEMENT WITH THE MARYLAND ENVIRONMENTAL TRUST.

(B) (1) ~~A CONTRACT FOR THIS SECTION APPLIES TO THE SALE OF PROPERTY ENCUMBERED BY A CONSERVATION EASEMENT IS NOT ENFORCEABLE BY THE SELLER UNLESS.~~

(2) THIS SECTION DOES NOT APPLY TO THE SALE OF PROPERTY IN AN ACTION TO FORECLOSE A MORTGAGE OR DEED OF TRUST.

(C) A PURCHASER HAS THE RIGHT TO RESCIND A CONTRACT FOR THE SALE OF PROPERTY IF:

(1) ~~THE PURCHASER IS GIVEN~~ THE SELLER FAILS TO GIVE THE PURCHASER, ON OR BEFORE ENTERING INTO THE CONTRACT FOR THE SALE OF THE PROPERTY, OR WITHIN 20 CALENDAR DAYS AFTER ENTERING INTO THE CONTRACT, A COPY OF ALL CONSERVATION EASEMENTS ENCUMBERING THE PROPERTY; AND

(2) THE CONTRACT OF SALE CONTAINS FAILS TO CONTAIN A STATEMENT IN CONSPICUOUS TYPE, IN A FORM SUBSTANTIALLY THE SAME AS THE FOLLOWING:

"THIS PROPERTY IS ENCUMBERED BY ONE OR MORE CONSERVATION EASEMENTS OR OTHER RESTRICTIONS LIMITING OR AFFECTING USES OF THE PROPERTY AND OWNED BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND HISTORICAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, THE MARYLAND DEPARTMENT OF NATURAL RESOURCES, OR A LAND TRUST (THE "CONSERVATION EASEMENTS"). MARYLAND LAW REQUIRES THAT THE SELLER DELIVER TO THE ~~BUYER~~ PURCHASER COPIES OF ALL CONSERVATION EASEMENTS ON OR BEFORE THE DAY THE CONTRACT IS ENTERED INTO, OR WITHIN 20 CALENDAR DAYS AFTER