

(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 ENTERING INTO THE CONTRACT. ~~IF THE BUYER HAS NOT RECEIVED ALL CONSERVATION EASEMENTS AT LEAST 5 CALENDAR DAYS BEFORE ENTERING INTO THE CONTRACT, THE BUYER HAS 5 CALENDAR DAYS TO CANCEL THE CONTRACT AFTER RECEIVING ALL OF THE CONSERVATION EASEMENTS. THE BUYER MUST CANCEL THE CONTRACT IN WRITING. THE BUYER IS NOT REQUIRED TO STATE A REASON FOR CANCELLATION.~~ THE BUYER PURCHASER SHOULD REVIEW ALL CONSERVATION EASEMENTS CAREFULLY TO ASCERTAIN THE ~~BUYER’S~~ PURCHASER’S RIGHTS, RESPONSIBILITIES, AND OBLIGATIONS UNDER EACH CONSERVATION EASEMENT, INCLUDING ANY REQUIREMENT THAT AFTER THE ~~TRANSFER SALE~~ THE BUYER PURCHASER MUST INFORM THE OWNER OF THE CONSERVATION EASEMENT OF THE ~~TRANSFER~~ SALE OF THE PROPERTY.”

~~(c)~~ (D) (1) WITHIN 30 CALENDAR DAYS AFTER A ~~TRANSFER~~ SALE OF PROPERTY ENCUMBERED BY A CONSERVATION EASEMENT, THE PURCHASER