

Article - Real Property

3-301.

(a) If the person offering a deed or other instrument affecting property for record first pays the recording fees, the clerk of the circuit court of each county [and the Superior Court of Baltimore City] shall record every deed and other instrument affecting property in well-bound books to be named "Land Records," if that is the practice in the county, or on microfilm, if that is the practice. The clerk shall endorse on the deed or other instrument the time he receives the document for recording and the endorsement shall show in the Land Records. Any deed or other instrument affecting property which also affects personal property shall be recorded in the same manner in the land records only, and not in the "Financing Records."

3-302.

(a) The clerk of the circuit court of each county [and the Superior Court of Baltimore City] shall make and maintain a full and complete general alphabetical index of every deed, and other instrument in a well-bound book in his office. The index shall be both in the name of each grantor, donor, mortgagor, and assignor, and each grantee, donee, mortgagee, or assignee. It shall include the book and page of the recordation of every instrument designating these names. The clerk shall index every deed or other instrument retaining a vendor's lein both as a deed and as a vendor's lein, in the same manner as mortgages are indexed.

3-401.

(a) Notices of liens on real property for obligations payable to the United States, and certificates and notices affecting the liens shall be filed in the office of the clerk of the circuit court of the county[, or of the Superior Court of Baltimore City.] in which the real property subject to the liens is situated.

(b) Notices of liens on tangible or intangible personal property for obligations payable to the United States and certificates and notices affecting the liens shall be filed as follows:

(1) If the person against whose interest the lien applies is a corporation or a partnership whose principal executive office is in the state, as these entities are defined in the internal revenue laws of the United States, in the office of the clerk of the circuit court of the county[, or of the Superior Court of Baltimore City,] where the principal executive office is located;