

3. Following the mailing of the notice required under sub-subparagraph 2. of this subparagraph, allowed an additional waiting period of at least 30 days for the party satisfied to provide a release suitable for recording; and

(ii) The canceled check contains the name of the party whose debt is being satisfied, the debt account number, if any, and words indicating that the check is intended as payment in full of the debt being satisfied; and

(iii) There is attached to the canceled check an affidavit made by a member of the Maryland Bar that the mortgage or deed of trust has been satisfied, that the notice required under subparagraph (i) of this paragraph has been sent, and specifically setting forth the land record reference where the original mortgage or deed of trust is recorded.

(4) When the debt secured by a mortgage or deed of trust is fully paid or satisfied and the holder or the agent of the holder of the mortgage or deed of trust note OR OTHER OBLIGATION SECURED BY THE DEED OF TRUST, OR THE TRUSTEE OR SUCCESSOR TRUSTEE UNDER THE DEED OF TRUST, executes and acknowledges a certificate of satisfaction SUBSTANTIALLY in the form specified under § 4-203(d) of this article, containing the name of the debtor, holder, [or] the authorized agent of the holder, OR THE TRUSTEE OR SUCCESSOR TRUSTEE UNDER THE DEED OF TRUST, the date, and the land record recording reference of the instrument to be released, it may be received by the clerk and indexed and recorded as any other instrument in the nature of a release. The certificate of satisfaction shall have the same effect as a release executed by the holder of a mortgage or the named trustee under a deed of trust.

(5) WHEN THE HOLDER OF A MORTGAGE OR DEED OF TRUST NOTE OR OTHER OBLIGATION SECURED BY THE DEED OF TRUST HAS AGREED TO RELEASE CERTAIN PROPERTY FROM THE LIEN OF THE MORTGAGE OR DEED OF TRUST AND THE HOLDER OR THE AGENT OF THE HOLDER OF THE MORTGAGE OR DEED OF TRUST NOTE OR OTHER OBLIGATION SECURED BY THE DEED OF TRUST, OR THE TRUSTEE OR SUCCESSOR TRUSTEE UNDER THE DEED OF TRUST EXECUTES AND ACKNOWLEDGES A CERTIFICATE OF PARTIAL SATISFACTION OR PARTIAL RELEASE SUBSTANTIALLY IN THE FORM SPECIFIED UNDER § 4-203(E) OF THIS ARTICLE, CONTAINING THE NAME OF THE DEBTOR, HOLDER, THE AUTHORIZED AGENT OF THE HOLDER, OR THE TRUSTEE OR SUCCESSOR TRUSTEE UNDER THE DEED OF TRUST THE DATE, THE LAND RECORD RECORDING REFERENCE OF THE INSTRUMENT TO BE PARTIALLY RELEASED, AND A DESCRIPTION OF THE REAL PROPERTY BEING PARTIALLY RELEASED, IT MAY BE RECEIVED BY THE CLERK AND INDEXED AND RECORDED AS ANY OTHER INSTRUMENT IN THE NATURE OF A PARTIAL RELEASE. THE CERTIFICATE OF PARTIAL SATISFACTION OR PARTIAL RELEASE SHALL HAVE THE SAME EFFECT AS A PARTIAL RELEASE EXECUTED BY THE HOLDER OF A MORTGAGE, THE HOLDER OF THE DEBT SECURED BY A DEED OF TRUST, OR THE NAMED TRUSTEE UNDER A DEED OF TRUST.

(e) A release of a mortgage or deed of trust may be made on a separate instrument if it states that the mortgagee, HOLDER OF THE DEBT OR OBLIGATION SECURED BY THE DEED OF TRUST, trustee, or assignee releases the mortgage or deed of trust and states the names of the parties to the mortgage or deed of trust and the date and