2. Pursuant to Section 14-108 of the Real Property Article, this proceeding is in rem so long as the only relief sought is a decree (sic) that the Plaintiff has absolute ownership and the right of disposition of the property and an injunction against assertion of adverse claims. The action to quiet title may be brought by a person in constructive peaceable possession of vacant and unoccupied property, under color of title, when it appears that there is an outstanding claim if no other action is pending to enforce or test validity of the title. All of these conditions are present.

3. In order for the plaintiffs to satisfy the court of their entitlement to relief they must show that they and their predecessors in title have possessed the property hostilely, openly, notoriously, exclusively and continuously, under claim of title, for the statutory period of twenty (20) years. BLICKENSTAFF vs. BROMLEY, 243 Md. 164, 220 A.2d 558 (1966). The affidavits filed herein establish possession, not only for the requisite twenty (20) year period but for a period of over forty years, beginning in October of 1943. The record chain of title has been provided for an even longer period of time. When there is privity of estate between successive parties in possession, the possession of such parties may be tacked so as to make the necessary twenty (20) year period, and the privity may be created by sale and conveyance and possession. ZEHNER vs. FINK, 19 Md. App. 338, 311 A.2d 477 (1973).

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