

1812.

called Church Grove, containing seventy three acres, and that the same is unoccupied and very poor, and that it will in a very short time become entirely useless to the heirs, and prays that a law may pass authorising the orphans' court of Caroline county to appoint a trustee to sell the said lands for the use and benefit of the said orphan children of Zachariah Gouty: *Therefore,*

Trustee may be appointed and a sale may be ordered by the orphans' court.

SEC. 1. BE IT ENACTED by the General Assembly of Maryland, That it shall and may be lawful for the orphans' court of Caroline county, on application to them made for that purpose, to appoint a trustee and order a sale of all the right, title, interest and estate of the said James Gouty, Mary Gouty, Lucretia Gouty and John Stevens Gouty, minors and orphan children of the aforesaid Zachariah Gouty, deceased, in and unto the aforesaid tract of land, upon such terms and conditions as shall appear to said court best calculated to promote the interest of the said minors.

Sale shall be confirmed by said court.

2. AND BE IT ENACTED, That any sale made by the authority of the orphans' court of Caroline county aforesaid, under this act, shall be notified to and confirmed by the said court, before the conveyance of the said property shall be made.

Confirmation of sale.

3. AND BE IT ENACTED, That before a confirmation of the sale of said land, by the orphans' court as aforesaid, the money arising therefrom shall be secured to be paid to the said James Gouty, Mary Gouty, Lucretia Gouty and John Stevens Gouty, or the survivors of them, as they shall severally arrive at lawful age, or to their legal representatives, in such manner as the said orphans' court shall direct.

Just claims.

4. AND BE IT ENACTED, That nothing in this act contained shall be construed to defeat any just claim that may be against the said Zachariah Gouty, nor in any wise to deprive the widow of the said deceased, of her right of dower.

Deed shall be valid.

5. AND BE IT ENACTED, That any deed made by virtue of this act, under the directions of the orphans' court of the county aforesaid, and agreeably to the provisions and reservations heretofore directed, shall be good and valid in law, to pass all the title of the said James Gouty, Mary Gouty, Lucretia Gouty and John Stevens Gouty, in and to the premises aforesaid, to the purchaser or purchasers.