

41. Any person of full age apparently or presumptively for the time being entitled to any contingent or other remainder, reversion, or executory devise in the lands or chattels real mentioned in the two preceding sections, may assent to a demise or a decree therefor on behalf of such estate to which he is so presumptively or apparently entitled.

42. Where the owner of the particular estate for life or years, or for other estate, is of full age, the court may, on his application, and with the consent of all the owners of the other parts of the estate, decree a demise; or if the person whose consent is required to authorize a decree for a demise be an infant, or being of full age shall refuse to assent, the court may, if such person be made a defendant, on considering the pleading and evidence in the case, determine whether a decree should be made, and decree accordingly.

43. The preceding sections to apply to cases where any or all of the defendants are non-residents, and such non-resident defendants may be proceeded against in the same manner as non-resident defendants in other cases; *Provided*, that non-resident infants, against whom their guardian or next friend may file a petition or bill for the sale, mortgage, demise or exchange of their lands or property, shall be proceeded against as directed in cases where a guardian applies for the sale of such infant's real estate.

44. Upon the application of the guardian or next friend of an infant, the court may, if it appears for the benefit and advantage of such infant, authorize and decree an exchange of real estate or chattels real in which such infant has any estate, interest, trust or property or benefit, for other real estate or chattels real, or interest, trust or property therein; and the court in decreeing such exchange, may not require equality or sameness in the quantity or character of the estate or interests, and the court may appoint trustees to execute the deeds necessary to carry such exchange into effect.

45. Where the real estate of an infant is sold upon the application of his guardian or prochein ami, the money arising from such sale shall be invested as the court shall direct, in the name of such infant, and the surplus interest, after deducting what may be necessary for the maintenance and education of such infant, shall also be invested as aforesaid, and such investments shall