

118. In all applications by a guardian, committee or trustee of the property of a person non compos mentis to sell any of the real, leasehold or personal property of such person non compos mentis, or to mortgage any of the real or leasehold property of such person non compos mentis or to demise any of the real or leasehold property of such person non compos mentis, or to accept the surrender of lease thereof, the Court shall, before passing an order, or decree, have proof taken as in other Chancery cases as to the value, quantity and condition of the property and after considering all the circumstances if the Court shall deem it to the interest and advantage of such person non compos mentis it may order or decree a sale, mortgage, lease or surrender of a lease of the whole or any part of said property on such terms and conditions as the Court may prescribe.

119. No sale, mortgage, lease or surrender of a lease of the property, real or personal of a person non compos mentis shall be valid unless the same shall be reported to and confirmed by the Court.

SEC. 2. *And be it enacted*, That this act shall take effect from the date of its passage.

Approved April 8, 1912.

CHAPTER 479.

AN ACT to repeal and re-enact with amendments section 41 of Article 12 of the Code of Public Local Laws of Maryland, title "Garrett County," sub-title "County Commissioners," and to add a new section thereto to be known as section 41A.

SECTION 1. *Be it enacted by the General Assembly of Maryland*, That section 41 of Article 12 of the Code of Public Local Laws of Maryland, title "Garrett County," sub-title "County Commissioners," be and the same is hereby repealed and re-enacted with amendments, and a new section added, to be known as section 41A, so as to read as follows:

SEC. 41. Whenever it shall become necessary to sell any land in Garrett county, because of the non-payment of the State and county taxes due thereon, it shall and may be lawful for the county commissioners to purchase said lands, or such part thereof as may be necessary, to the amount of said taxes, and if the taxpayer, in whose name said land was assessed and sold, shall not within two years from the day of said sale pay and discharge said taxes, interest and costs, the title to said land shall