

same to be invalid. Real property sold for taxes may be redeemed by the owner, or by any person having an interest in or lien thereon, preference being given to the record owner of said land, at any time within two years from the date of the sale, by paying to the Treasurer the sum of money paid by the tax purchaser at the sale, together with interest at the rate of fifteen per centum per annum from the day of the sale, and also the amount of all taxes, general or special, paid by the purchaser, his heirs or assigns, after the date of the sale, with interest at the same rate from the date of such payment. The Treasurer shall deliver to the person making the redemption a certificate of redemption, and shall enter the same with the name of the person so redeeming on his record, and shall keep in a separate fund all moneys received by way of redemption, to be paid without interest to the tax purchaser, their heirs or assigns, upon the delivery to him of their certificates of purchase. If real property sold for taxes be not redeemed within two years from the date of the sale, the Mayor shall, on presentation of the certificate of purchase and the payment of the amount of taxes then due, execute in the name of the town, and deliver a deed conveying to the purchaser, his heirs or assigns, the property described in the certificate, such deeds shall vest in the grantee an absolute estate in fee simple, free from all liens or incumbrances whatever, except liens for State, County or Municipal taxes; such deeds shall be *prima facie* evidence in all courts that the proceedings prior to the execution and delivery, including the assessment and levy of the taxes, were regularly and validly taken; that the land was subject to taxation, that the taxes had not been paid before the sale, that the property had not been redeemed and that the deed vested in the grantee an absolute title, according to its tenor. The town of Gaithersburg is hereby authorized and empowered to purchase any property offered for sale for the payment of taxes, provided it shall not bid a sum greater than the taxes in arrears upon said property and the interest and expenses of sale and costs and fees, and the same shall be reported as hereinbefore provided, as sold to the Town of Gaithersburg, which said Town of Gaithersburg shall be treated and considered the same as any other purchaser. If any person claiming title under a tax deed made as hereinbefore provided, shall be defeated in any suit or proceedings by or against him for the recovery of the land purporting to be conveyed by such tax deed, the successful claimant shall be adjudged to pay him the full amount paid by the purchaser, at the tax sale, with interest, at the rate of fifteen (15) per centum per annum on the total amount thus paid, also the amount of all taxes, State, County or Municipal, general or special, paid by the purchaser, his heirs or assigns after the date of the certificate of purchase, and interest thereon, at six (6) per centum per annum; this judgment shall be a lien on the land in controversy. The Treasurer shall immediately after the redemption of any property, certify the said redemption to the Clerk of the Circuit Court of Montgomery County, and the said Clerk shall record the same according to the customs now pursued in said office.