

Under this section and sec. 20, a wife may, by contract or deed, relinquish her dower so that real estate then belonging to, or afterwards acquired by, her husband, may be conveyed by him alone. *Hill v. Boland*, 125 Md. 117.

For the powers of a married woman under sec. 12 of art. 45 of the Code of 1888, see *Masterman v. Masterman*, 129 Md. 176.

Where land is sold for partition by a proper proceeding in equity, the inchoate dower of wife of one of the tenants in common will be barred; *contra*, if bill does not ask for partition, and there is no proof that land cannot be divided. How the wife's dower can be released or lost; plea of "*bona fide* purchaser for value without notice." A joint note prior to act of 1872, ch. 270, held not to be a release of dower. *Mitchell v. Farrish*, 69 Md. 237.

Prior to act of 1888, ch. 329, a married woman under age could not relinquish her dower by uniting in a mortgage. *Glenn v. Clark*, 53 Md. 603.

How wife released her dower at common law, and under Code of 1860. Deed under latter without acknowledgment, held invalid. *Grove v. Todd*, 41 Md. 639.

See secs. 6 and 7 and notes to sec. 1.

Cited but not construed in *Bishop v. Safe Dep. & Tr. Co.*, 170 Md. 619.

Cited in *Safe Deposit & Trust Co.*, 3 F. Supp. 151.

An. Code, 1924, sec. 13. 1912, sec. 13. 1904, sec. 13. 1888, sec. 2. 1872, ch. 270.
1896, ch. 243. 1898, ch. 457, sec. 13.

13. Where any married man or married woman is a lunatic or insane, and has been so found upon inquisition and the said finding remains in force, or where any married man or married woman has been absent or unheard of for seven years, the husband or wife of such lunatic or insane or absent person may grant and convey by his or her separate deed, whether the same be absolute or by way of lease or mortgage, as fully as if he or she were unmarried, any real estate which he or she may have acquired since the finding of such inquisition or since the beginning of such absence.

A married man has the power, without his wife's joinder, to convey real estate acquired after inquisition finding her a lunatic. Conveyance of realty so as to convert it into stock, or other personal property, because of mental condition of wife and incumbrance of real estate by her dower in case of husband's death. Conveyance of personal property. *Kernan v. Carter*, 132 Md. 580.

Where a husband has been found insane in a criminal case and is confined accordingly, this section applies. *Hadaway v. Smith*, 71 Md. 321.

Application of this section to a marriage subsequent to Code of 1860 and prior to act of 1872, ch. 270, discussed *Herbert v. Gray*, 38 Md. 536 (dissenting opinion).

Cited but not construed in *Klecka v. Ziegler*, 81 Md. 484.

As to administration upon the estates of persons unheard of for seven years, see art. 93, sec. 243.

An. Code, 1924, sec. 14. 1912, sec. 14. 1904, sec. 14. 1888, sec. 17. 1880, ch. 253.
1898, ch. 457, sec. 14.

14. No husband shall be liable in any manner for any debts of his wife contracted or for any claims or demands of any kind against her arising prior to marriage, but she and her property shall remain liable therefor in the same manner as if the marriage had not taken place.

This section held to have no application. *Davis v. Carroll*, 71 Md. 571.

An. Code, 1924, sec. 15. 1912, sec. 15. 1904, sec. 15. 1888, sec. 18. 1880, ch. 253.
1898, ch. 457, sec. 15.

15. Proceedings at law or in equity, according to the nature of such debts, claims or demands may be taken against such married women, notwithstanding her coverture in her married name, joining her husband therein as defendant; but no judgment or decree shall pass against the husband or his estate, but such judgment or decree shall be passed against the wife only; and it shall operate only upon her estate held and owned by her prior or subsequent to said marriage.

See secs. 5 and 20.