

thereof, as mentioned in the preceding section, who is hereby authorized and empowered to pass such order, shall be of opinion that it would be to the interest and advantage of the *cestui que trust* or lunatic that said transfer should be made, and the court or said judge shall further be satisfied that said new trustee, committee or guardian has properly bonded and been qualified as said trustee, committee or guardian.

See notes to sec. 272.

An. Code, 1924, sec. 265. 1912, sec. 249. 1904, sec. 233. 1888, sec. 215. 1876, ch. 245, sec. 3. 1894, ch. 530.

**274.** The receipt and release of the trustee or trustees, committee or guardian, properly authenticated, as provided by article 79 of this code, to whom the said trust moneys, properties and effects of the *cestui que trust* or lunatic shall or may have been paid over, assigned or transferred in virtue of the order or decree of the said circuit court or circuit court No. 2 of Baltimore City, or of any other court of competent jurisdiction in this State, or any judge thereof, shall be a good and sufficient release to the trustee or committee so paying over, transferring or assigning said trust moneys, properties and effects of said trust estate.

An. Code, 1924, sec. 266. 1912, sec. 250. 1906, ch. 337.

**275.** Whenever a ground rent reserved by lease or sub-lease heretofore or hereafter created, is now redeemable or hereafter becomes redeemable, and the owner of the leasehold or sub-leasehold estate, subject to said rent, may desire to redeem the same, and at the time of such desired redemption the title of said rent is vested in a trustee under a will, deed or other instrument for any trust, use or purpose, but without a power of sale in such trustee, or is vested in a life tenant with remainder over, vested or contingent, or is vested in the holder of a defeasible estate, but without a power of sale in such life tenant or such holder of a defeasible estate, any court having chancery jurisdiction in the city or county where the land is situated, out of which said rent is payable, may upon the *ex parte* petition of such trustee or life tenant or holder of a defeasible estate, or upon the petition of the owner of the leasehold or sub-leasehold who is entitled to redeem and after notice by service of process upon such trustee or life tenant, or holder of a defeasible estate, or after notice by publication of such trustee or life tenant or holder of a defeasible estate be a non-resident, order the conveyance of the reversion or sub-reversion and rent or sub-rent, in such land by such trustee or life tenant, or holder of a defeasible estate to the owner of the leasehold or sub-leasehold interests therein upon the payment of the sum of money for which the said rent or sub-rent may be redeemable, together with a due proportion of the accruing rent to the date of such payment. Any deed delivered by such trustee or life tenant or holder of a defeasible estate in pursuance of such order of court and duly recorded shall vest in the owner of the leasehold or sub-leasehold estate, his heirs, executors, administrators and assigns, all right, title, interest and estate of such trustee or life tenant or holder of the defeasible estate, and of all other persons who are or may be entitled to any right, title, interest or estate in and to such reversion or sub-reversion, rent or sub-rent either at law or in equity, and whether such other persons so entitled may have vested or contingent interests therein, or whether such persons or any of them are, or are not, in being at the date of such redemption. Any petition filed under this section by or against a trustee or life tenant or holder