

of a defeasible estate will be sufficient in law and equity if the trustee or life tenant or holder of the defeasible estate be a party thereto, and it shall not be necessary for any *cestui que trustent*, remaindermen or other persons beneficially interested in the subject matter of the petition to be a party to such petition, they being represented by the trustee or life tenant or holder of the defeasible estate for the purpose of the proceedings. Every petition shall set forth the location and description of the land, the date and place of record of the lease or sub-lease by which such reversion and rent were created, the amount of the annual rent, the amount for which the same is redeemable, and also that such notice as may be required by law or by the lease or sub-lease has been given by the owner of the leasehold or sub-leasehold and such other facts as may be necessary to properly present the matter to the court, and such petition shall be sworn to by the party filing the same. The money received from the owner of the leasehold or sub-leasehold for the redemption of such rent or sub-rent shall be forthwith accounted for to the court by the trustee or life tenant or holder of the defeasible estate receiving the same, and the court shall make such orders in reference to the investment of the same as may be proper to the end that the said money shall be held in place and stead of the redeemed reversion and rent so as to enure in like manner to the benefit of the persons entitled to said reversion and rent. Before receiving the redemption money the trustee or life tenant or holder of the defeasible estate shall give bond to the State of Maryland in the penalty of double the amount of the redemption money, with a surety or sureties to be approved by the court or the clerk thereof, unless such trustee or life tenant or holder of the defeasible estate has previously given a bond which protects the redemption money, or unless such trustee has been excused from giving bond by the instrument creating the trust. Where a life tenant or the holder of a defeasible estate is the owner of the reversion and rent, the court may, instead of directing the life tenant or holder of the defeasible estate to execute such deed and receive the redemption money, appoint a trustee to execute the deed and to receive the redemption money. The court costs of the proceeding, including the expenses of obtaining a corporate bond (the amount of such expense being subject to the direction of the court), shall be paid out of the money received for the redemption of the rent. No purchaser shall be required to see to the application of the purchase money.

This section is not in conflict with Federal or state Constitution. Title of act. This section applies to a ground rent title to only part of which is held by a trustee. Purpose of this section. *Kingan Packing Assn. v. Lloyd*, 110 Md. 621.

This section referred to in construing art. 21, sec. 111. *McCroly Stores v. Bennett*, 159 Md. 572.

As to when ground rents are redeemable, see art. 21, secs. 110 and 111.

As to the redemption of ground rents owned by infants, see art. 93, sec. 179.

An. Code, 1924, sec. 267. 1912, sec. 251. 1906, ch. 534.

276. Whenever by any will hereafter probated or by any deed or other instrument hereafter executed a power to sell, mortgage, lease or otherwise dispose of real or personal estate shall be given to any one or more trustees, executors or other fiduciary officers, such power, whether discretionary or otherwise, shall be construed to be appurtenant to the fiduciary office and shall pass to and be exercisable by any surviving trustees, executor or other fiduciary, or by any successor in the office however appointed, unless an intention to the contrary is expressly declared in such will, deed or other instrument.

Co-executors are in law one individual person; the acts of one relative to administration are acts of all, and possession of one is possession of all. Powers and duties