

## SALES OF LANDS.

Art. 93, s. 81.  
1846, c. 279, s. 1  
Administrator  
may convey  
real estate sold  
by decedent.  
30 Md. 82

## Proviso.

Id s 82  
1849, c. 37  
Foregoing sec-  
tion extended  
to administrator  
from District of  
Columbia.

1865, c. 51.  
Proceedings in  
sales by ex-  
ecutors under  
wills  
20 Md 527, 22  
Md 501, 27 Md  
620, 30 Md 510,  
31 Md 71, 254,  
33 Md 508,  
37 Md 421.

1865, c. 162, s. 1.  
Proceedings  
where executor  
does not act  
under will  
directing sale  
27 Md 620, 30  
Md 508, 33 Md  
588, 37 Md 421

**199.** The executor or administrator, including the administrator *de bonis non*, of a person who shall have made sale of real estate, and have died before receiving the purchase money, or conveying the same, may convey said real estate to the purchaser, and his deed shall be good and valid in law, and shall convey all the right, title, claim, and interest of such deceased person in such real estate as effectually as the deed of the party so dying would have conveyed the same; *provided*, the administrator of the person so dying shall satisfy the Orphans' Court granting him administration that the purchaser has paid the full amount of the purchase-money.

**200.** The provisions of the foregoing section shall extend to all cases where administration may have been granted by the proper authority in the District of Columbia; and in all such cases the application to procure such deed shall be made to the Orphans' Court of the city or county where the land sought to be conveyed is situate.

**201.** In all cases where an executor may be authorized and directed to sell the real estate of a testator, such executor may sell and convey the same, and shall account therefor to the Orphans' Court of the county where he obtained letters, in the same manner that an executor is bound to account for the sales of personal estate, and the Orphans' Court may allow such executor a commission on the proceeds of such sale, not less than two nor more than ten per cent., but such sale shall not be valid or effectual, unless ratified and confirmed by the Orphans' Court, after notice by publication given in the same manner as practiced in cases of sales of lands, under decrees in equity, and the bond of such executor shall be answerable for the proceeds of sales of the real estate which may come in his possession, to the same extent as if it were personal estate in his hands; in case the purchaser of any such real estate has transferred or shall transfer his said purchase to another person, it shall be lawful for the Orphans' Court, upon petition in writing by the original purchaser and such assignee, and upon being satisfied that such substitute or transfer may be made without injury to the estate, to pass an order substituting such assignee as purchaser of the said real estate upon such terms as may be deemed expedient; regard being had to the interests of the estate and directing the executor to convey the said real estate to the said assignee, his heirs and assigns.

**202.** In all cases in which a testator, by will, has directed his or her real estate to be sold for the payment of debts, or for any other purpose, and the executor or executors therein named shall refuse or decline to act, or shall die without executing the powers vested in him or them, it shall and may be lawful for the several Orphans' Courts of this State, upon petition of any party interested, to appoint an administrator *de bonis non* with the will annexed, or