

in such lands and tenements will consent in writing to the sale of the entire real estate, the orphans' court of Baltimore city and the orphans' courts of the several counties of this State shall order the same to be sold free from any claim of dower, and allow the widow such portion of the net proceeds of sale as may be just and equitable, not exceeding one-seventh nor less than one-tenth, according to the age, health and condition of such widow; and such amount shall bar all claim of dower by said widow in such lands.

1888, art. 93, sec. 306. 1860, art. 93, sec. 299. 1882, ch. 481.

**312.** Such consent in writing shall be filed and recorded in the office of the register of wills for Baltimore city, and the office of the register of wills for the several counties, and a copy thereof shall also be filed with the report of sales of such lands and tenements.

1898, ch. 331, sec. 306 A.

**313.** The provisions of the preceding sections 297 to 312, both inclusive, relating to the rights of widows in the estates of their husbands, shall apply to and be enforced in favor of surviving husbands, so as to give to, vest in and confer upon surviving husbands the same rights in the estates of their deceased wives, which said sections 297 to 312, both inclusive, give to, vest in and confer upon widows in the estates of their deceased husbands.

*Grabill v. Plummer*, 95 Md. 61.

#### Wills.

*Ibid.* sec. 307. 1860, art. 93, sec. 298. 1798, ch. 101, sub-ch. 1, sec. 1.  
1884, ch. 293.

**314.** All lands, tenements and hereditaments, which might pass by deed, and which would, in case of the proprietor dying intestate, descend to or devolve on his or her heirs, or other representatives, except estates tail, and all goods, chattels, monies, rights, credits or personal property of any kind, which might pass by deed, bill of sale, assignment or delivery, shall be subject to be disposed of, transferred and passed by his or her last will or codicil, under the following restrictions

*Devecmon v. Devecmon*, 43 Md. 336.

*Ibid.* sec. 308. 1860, art. 93, sec. 299. 1798, ch. 101, sub-ch. 1, sec. 2.

**315.** No will, testament or codicil shall be effectual to create any interest or perpetuity, or make any limitation, or appoint