

## LAWS OF MARYLAND.

CHAP. 65.

in and to the lands above described, and executed an instrument of writing commonly called a conveyance bond, in which the said Thomas J. Mann, and wife contracted that that they would on or before the first day of January, eighteen hundred and twenty eight, make and execute to the said David Webb and Mary his wife, their heirs and assigns, and deliver to the said David Webb and Mary his wife, a good and sufficient deed of conveyance of all the right, title, interest and reversion in and to the said tract, parts of tracts or parcels of land and premises, and therein warrant and assure to them free from all incumbrances, save the life estate of Avarilla Williams, in and to the same.—And whereas it appears that the said conveyance bond was signed, sealed and delivered in the presence of two of the justices of the peace for Kent county, and the said Millementy Mann hath since died without having executed a deed for the said land; having left three children, who are also the children of the said Thomas J. Mann, and are minors under the age of twenty-one years. And whereas it is just and right that the said David Webb and wife should have a deed for the said land: Therefore,

Deed authorised.

*Be it enacted by the General Assembly of Maryland,* That the said Thomas J. Mann be, and he is hereby authorised, to execute a deed for the purpose of conveying to the said David Webb and Mary his wife, and their heirs and assigns, the said three undivided fifth parts of the land above mentioned: and that the said deed when executed, acknowledged and recorded, shall have the effect to convey to the said David Webb and Mary his wife, and their heirs and assigns, all the right, title, interest, estate and reversion in and to the said three undivided fifth parts of the said lands which the said Thomas J. Mann and Millementy his wife could have conveyed during the life time of the said Millementy Mann: *Provided,* That the said deed so as aforesaid to be executed by said Thomas J. Mann, shall have no effect until lands situate in Kent county, deemed by the orphans court of Kent county equal in value to the lands so as aforesaid to be conveyed to David Webb and Mary Webb his wife, shall first be conveyed in fee simple to Mary Ann Mann, Joseph C. Mann and Samuel Mann, the children of said Thomas J. Mann and Millementy Mann, by a good and sufficient deed, executed, acknowledged and recorded according to law, and it shall be the duty of said orphans court, in order to ascertain that the lands so to be conveyed to said children are equal to those conveyed to David Webb and wife, to appoint three disinterested feeholders, commissioners, to ascertain on oath the value of the lands to be conveyed to said children, and the value of the lands conveyed as aforesaid to David Webb and Mary Webb, and make return of their proceedings and valuation aforesaid to the said orphans court, and if approved by the said court, the same shall be recorded by the register thereof among the records of said court.

Proviso.