

CHAP. 292

Ratification of
sale.

or an insufficient cause be shown against such ratification, the court shall, in one order, ratify and confirm the sale or sales so made, and the purchaser or purchasers shall on payment of the purchase money have a good title to the property sold; but if good cause, in the judgment of the court, be shown in the premises in relation to any parcel of said land sold, the said sale shall be set aside as to such parcel, in which case the treasurer of said town shall upon surrender of said tax certificate, repay to the purchaser the money paid by him to the treasurer on said rejected sale, and all taxes assessed on said real estate and paid by the purchaser since said sale, and cost and expenses properly incurred in said court, with interest on such sums from the time of payment, and said sale shall be cancelled upon the tax books, but such sale shall not be set aside if the provisions of law appear to have been substantially complied with, and the burden of proof shall be on the exceptant to show the same to be invalid. (b) Real property sold for taxes

Redemption of
property sold
for taxes.

may be redeemed by the owner or by any person having an interest in or lien thereon, preference being given to the record owner of said land, at any time within two years from the date of the sale, by paying to the treasurer the sum of money paid by the tax purchaser at the sale, together with interest at the rate of fifteen per centum per annum from the day of the sale, and also the amount of all taxes, general or special, paid by the purchaser, his heirs or assigns, after the date of the sale, with interest at the same rate from the date of such payment. (c) The treasurer shall deliver to the person making the redemption a certificate of redemption, and shall enter the same with the name of the person so redeeming on his record, and shall keep in a separate fund all moneys received by way of redemption to be paid without interest to the tax purchaser, their heirs or assigns, upon the delivery to him of their certificates of purchase. (d) If real property sold for taxes be not redeemed within two years from the date of the sale, the Mayor shall, on presentation of the certificate of purchase and the payment of the amount of taxes then due, execute in the name of the town and deliver a deed conveying to the purchaser, his heirs or assigns, the property described in the certificate; such deeds shall vest in the grantee an absolute estate in fee simple, free from all liens or encumbrances

Certificate of
redemption.