

12. Any married woman may, at whatever age she may be, relinquish her dower in any real estate by the joint deed of herself and husband, or by her separate deed, and in like manner any husband may relinquish his interest in the real estate of his wife by joint or separate deed.

Relinquish
dower.

13. Where any married man or married woman is a lunatic or insane, and has been so found upon inquisition, the said finding remains in force, or where any married man or married woman has been absent or unheard of for seven years, the husband or wife of such lunatic or insane or absent person may grant and convey by his or her separate deed, whether the same be absolute or by way of lease or mortgage, as fully as if he or she was unmarried, any real estate which he or she may have acquired since the finding of such inquisition or since the beginning of such absence.

Grant and
convey.

14. No husband shall be liable in any manner for any debts of his wife contracted, or for any claims or demands of any kind against her, arising prior to marriage, but she and her property shall remain liable therefor, in the same manner as if the marriage had not taken place.

Husband not
liable.

15. Proceedings at law or in equity, according to the nature of such debts, claims or demands, may be taken against such married woman, notwithstanding her coverture in her married name, joining her husband therein as defendant; but no judgment or decree shall pass against the husband or his estate, but such judgment or decree shall be passed against the wife only; and it shall operate only upon her estate held and owned by her prior or subsequent to said marriage.

Proceedings
at law or in
equity.

16. Any married woman, against whom any proceeding may be taken under the two preceding sections, shall have power to appoint an attorney at law to act for her in such proceeding.

Power to
appoint an
attorney at
law.

17. In all cases where leases for a definite term, or for a term of years, renewable forever, have been, or may hereafter be made to a married woman, and the rent therein stipulated to be paid shall be in arrear and unpaid for the space of ninety days, it shall be lawful for the landlord to levy said rent by distress, in the same manner as if the lessee was a *feme sole*; and in case of no sufficient distress being found on said premises, to make such re-entry, or bring such action for recovery of the demised premises as he or she might do if the lessee were *feme sole*, and had covenanted for the payment of said rents, and to suffer such re-entry to be made.

Lawful to
levy rent by
distress.

18. In all deeds made to married women, since March 19, 1867, of real estate or chattels real, it shall be competent for