

202. If the property so sold shall not be redeemed at the expiration of one year and a day from the day of sale, provided the sale has been finally ratified, the County Treasurer making such sale, when required, and on payment of the full amount of the purchase money, shall execute, acknowledge and deliver a good and sufficient deed for the same to the purchaser, and such deed shall convey a fee simple title to the property; and the conveyance of the successor in office of the County Treasurer who made such sale shall be as valid to all intents and purposes as it would have been if made by the County Treasurer who made the sale, and in any case where a County Treasurer or his successor shall refuse to execute a deed for the conveyance of real estate sold and ratified, the Court ratifying such sale may appoint a special agent to execute such deed, upon application of the purchaser, and said agent shall act pursuant to said order; and the Court to whom the report is made shall have full power and authority in the same proceeding, on application by the County Treasurer or his successor, to compel the purchaser to comply with all or any of the terms of sale by process of attachment or other execution suited to the case, or the Court, upon such application, may direct the property purchased to be re-sold, at the risk of the purchaser, at such time and on such terms as the Court may direct and if the proceeds from the resale, after the payment of the expenses thereof and of all costs of the proceeding, shall not be equal to the amount of the purchase money originally bid therefor, the Court may order and direct the difference to be paid by the said purchaser, and enforce such order by execution.

203. In the event that any former or preceding County Treasurer shall have failed, for any cause, to make a full report of or take any other proceedings that might be required by law of any tax-sale or sales made by him to the Circuit Court for Queen Anne's County, in Equity, as provided for in this Article, then the present Treasurer or any succeeding Treasurer is hereby authorized, empowered and directed to make such report of said tax-sale or sales to the Circuit Court for Queen Anne's County, in Equity, and take such other proceedings therein as by law may be requisite which the Treasurer making said tax-sale or sales should have done and was by law empowered and required so to do, and the said Court shall have such power to ratify said tax-sale or sales in the same manner as if said sale or sales had been reported by the Treasurer making the same, and upon the final ratification by the Circuit Court