

CHAP. 218. to the right of dower therein of the widow of the said William D McKim, who is yet living; and also that certain portions of the real estate, which descended to his heirs at law from the said Isaac McKim, at the time of the decease of his said wife, remained undivided, being held in common by his heirs at law, subject to the right of dower therein of the widow of the said Isaac McKim, who is yet living; that the actual interest of his said wife was an estate in possession in one undivided fifth part of two undivided third parts in the estate so held in common; and one undivided fifth part of the reversion in the remaining third part, after the decease of the widow of the said William D. McKim, as to so much of said undivided real estate as descended from the said William D. McKim; and after the decease of the widow of said Isaac McKim, as to so much of said undivided real estate as descended from the said Isaac McKim; and that upon the decease of his said wife, her undivided interest in said estate descended to her three infant children, Susan McKim Gordon, William McKim Gordon, and Alexander Gordon, subject as to the undivided one-fifth part of the undivided two-third parts to the life estate of said memorialist, as tenant by the courtesy; that said undivided real estate consists of different parcels, and that it would greatly promote the interest of all parties concerned, if the same so far as capable of partition were divided, and the residue thereof demised or sold; that all the persons intrusted, except his said infant children, are competent to act in any partition, demise or sale; but that nothing can be done in the premises, by reason of the legal incapacity of his said children to unite in any partition, demise or sale; that he is the actual guardian of his said children, and is desirous to have power and authority to act on their behalf and for their benefit, in the most advantageous manner, by partition, demise or sale—Therefore,

Authorised to
make parti-
tion, &c.

Proviso.

SECTION 1. *Be it enacted by the General Assembly of Maryland,* That the said Alexander B. Gordon, be and he is hereby fully authorised and empowered on behalf of the said infants, and to the extent of their interest therein, and for their benefit, to make partition of all or of any part or parts of said undivided real estate, or to demise or sell the same or any part or parts thereof, in such manner and on such terms as in his judgment he may deem expedient, and to do all acts, and to make, execute and deliver all necessary deeds or instruments of writing which may be apt and necessary to give validity and effect to such partition, demise or sales; *provided nevertheless,* that no partition, demise or sale, which shall be made un-