

orphans' court aforesaid shall appoint some other fit person as trustee in the room of the said Anne Gibson; which trustee so to be appointed, before he acts as such, shall enter into bond to the state of Maryland, in the like penalty, with the like security as the said Anne Gibson is by this act directed; which bond shall be lodged with the register of wills for the county aforesaid, and may be sued in like manner as the bond of the said Anne Gibson; *And thereupon*, The said trustee, so to be appointed, shall be invested with all the power and authority given by this law to the said Anne Gibson, and the power and authority vested by this law, and all other power relative to the sale of the real estate of said Thomas Gibson, vested in the said Anne Gibson, shall cease and determine from thenceforth.

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orphans' court shall appoint a fit person in her stead. Trustee to be appointed shall enter into bond. Bond shall be lodged with the register of wills. Trustee shall be vested with proper authority.

7. AND BE IT ENACTED, That upon the ratification of any sale which shall be made by the said Anne Gibson of the real estate aforesaid by the orphans' court aforesaid under this act, and upon the payment of the whole of the purchase money for the said estate, the said Anne Gibson, or any trustee which may be appointed in her room, shall have full power and authority to convey the said estate in fee simple to the purchaser or purchasers thereof, by deed of bargain and sale, to be acknowledged and recorded according to law.

On the ratification of a sale and payment of purchase money, trustee empowered to convey the property by deed.

8. AND BE IT ENACTED, That in case the said Anne Gibson should not make any sale of the real estate aforesaid in her life time, or whilst she shall continue the widow of the said Thomas Gibson, deceased, that then and in such case the whole of the real estate of the said Thomas Gibson shall not be sold under this law; but the same shall remain and be subject to the provisions of the will of the said Thomas Gibson, deceased; and if it shall happen that the said Anne Gibson shall die or intermarry after a sale shall have been made by her under this act, and it shall become necessary to commence a suit or suits upon any of the bonds to be passed to secure the payment of the purchase money aforesaid, or any part thereof, the bond or bonds so to be sued on shall be put in suit in the name of the said Anne Gibson, for the use of any trustee who may be appointed in the room of said Anne Gibson; and the death or marriage of said Anne Gibson shall not abate any such suit or suits, but the same shall be proceeded on to judgment and execution

If Anne Gibson should not make sale of the estate previous to her death or marriage, it shall be subject to the provisions of the will Relative to a recovery of bonds after her death or marriage.