

when acting under this section, shall in addition have all the powers and duties imposed upon examiners by [Section 311 of this Article, and any amendments thereto] *statute or rule of court*. After the hearing has been concluded, the commissioner or examiner shall put together the original depositions, with all vouchers, documents or other papers filed with him as evidence, in proper order and form, shall authenticate the same by his certificate and signature, and shall return the same, with the titling of the cause endorsed thereon, to the Clerk of the Court, without delay. He shall also return properly authenticated all other exhibits filed with him as evidence. At the hearing the person examined shall be required to answer all questions relative to property of any kind which he, his firm or corporation has acquired, possessed, owned, and disposed of within the period of three years immediately preceding the assumption of jurisdiction of the cause; provided, that said person shall not be required to answer questions which may incriminate him.

73. If any person shall secrete an infant against whom process has issued, so as to prevent the service of such process, such persons shall be liable to attachment and punishment as for contempt [; or if any infant secretes himself or evades the service of process, he may be proceeded against as if he were a non-resident infant].

92. (Appeal) Any party to an adoption proceeding may appeal to the Court of Appeals from any interlocutory or final order or decree of the trial court [, within the period specified generally for appeals in equity cases].

125. In cases where proceedings have been or shall be instituted for the renewal of a lease containing a covenant for renewal, the court may pass a decree for the renewal of such lease, which shall be binding upon all persons who shall have become parties to such proceedings by summons or appearance, or who shall have been proceeded against by publication, as provided by [Section 153 of this article] *statute or rule of court*; and such decree shall be sufficient to renew the title of all persons interested under such lease, according to their respective interests and estates thereunder, for such additional term, under such rent and upon such covenants, conditions and stipulations as were provided in such lease.

131A. Any person being in actual peaceable possession of lands in the State of Maryland or, in the event said lands be vacant and unoccupied, in constructive and peaceable possession thereof, either under color of title, or under claim of right by reason of his or his predecessor's adverse possession for the statutory period, may, when his title thereto, or any part thereof, is denied or disputed, or when any other person claims or is claimed, of record or otherwise, to own said lands, or any part thereof, or any interest therein, or to hold any lien or encumbrance thereon, whether such hostile outstanding claim is being actively asserted or not, and when no action at law or any proceeding in equity is pending to enforce or test the validity of such title, lien or encumbrance, or other adverse claim, maintain a suit in equity in the circuit court of the county in which said land lies, or in either of the circuit courts of Baltimore City if said land should lie therein, to quiet, or remove any such cloud from said title, or determine any such adverse claim; and such proceeding shall be deemed to be a proceeding in rem or quasi in rem [so that if the