

maintained in good order and condition, and any monument or marker situate on such lot that has been and is being maintained in good order [are] is not damaged but [are] is in good condition, than a lot shall be purchased in any other cemetery, burial ground or other appropriate place of sepulture and the monument or marker situate on the old lot shall be removed and relocated on the new lot so purchased, and the title to the new lot shall be taken in the name of the owner or parties in interest in the old lot; 3rd, for the removal of monuments or markers located in such cemetery or burial ground which are not damaged but are in good condition which can be definitely identified with a body or bodies who is or are removed from such cemetery or burial ground and reinterred as provided for in item 1st hereof and for the re-erection of such monuments or markers at the new lot; 4th, for the elimination and removal of any and all existing conditions that are a menace or detrimental to the public health, safety, security or welfare, unless the contract covering the sale of such cemetery or burial ground provides for the abatement of such conditions within a reasonable period of time after such sale has been fully consummated; and 5th, after any and all expenses incurred for or in connection with doing any and all of the things mentioned in or contemplated by the first four items hereof, and the costs of conducting the necessary legal proceedings, including court costs, trustee's commissions and legal fees, and all taxes, if any, have been paid in full, then the balance of the proceeds of sale remaining in the hands of the trustee shall be paid over to the legal entity who has record title to such cemetery or burial ground in its entirety, subject to the burial rights which had been granted therein, as disclosed by the land records of Baltimore City, immediately prior to the sale of such cemetery or burial ground by the said trustee as hereinbefore provided, free, clear and discharged of, and from, any and all claims of any lot owners or other persons in interest in such cemetery or burial ground or the land or property contained therein, regardless of whether they may be entitled as original lot owners or heirs or assignees and regardless of whether they are residents, nonresidents, adults, infants or other persons under any legal incapacity. Any decree or order passed in a legal proceeding and any deed or other conveyancing instrument executed by a trustee under the provisions of this section shall be valid to pass to the purchaser or purchasers of any such cemetery or burial ground the title to all land and property contained therein, free, clear and discharged of, and from, any and all claims of the legal entity who owned such cemetery or burial ground in its entirety immediately prior to the sale of such cemetery or burial ground by a trustee as hereinbefore provided, its, his or their heirs, personal representatives, successors or assigns, and of, and from, any and all claims of any lot owners or other persons in interest in such cemetery or burial ground or the land or property contained therein, regardless of whether they may be entitled as original lot owners or heirs or assignees and regardless of whether they are residents, nonresidents, adults, infants or other persons under any legal incapacity, and free, clear and discharged of any proclaimed or actual use or appropriation or dedication of any land or property contained in such cemetery or burial ground for burial purposes.