

*properly recorded instrument, including a will but not including any mortgage or deed of trust in the nature of a mortgage, and (2) any dedication to public use made and accepted prior to such time.* [; but if,] *If, in the judgment of the Court, good cause be shown against the ratification of the sale of any parcel of land or other property so sold, the said sale shall be set aside as to such parcel or property, in which case the said County Treasurer shall, and he is hereby authorized to, within thirty days, proceed to a new sale of said property, out of the re-sale of which shall be refunded the purchase money paid to the County Treasurer on said rejected sale, and all taxes assessed on said property since said sale, and all costs and expenses properly incurred in said Court, with interest on all such sums from the time of payment, but such sale shall not be set aside if the provisions of law appear to have been substantially complied with, and the burden of proof shall be on the exceptant to show the same to be invalid; and for the purpose of making a just distribution of the proceeds of any sale ratified and confirmed the said Court may pass all such other or subsequent orders as may be just and equitable.*

209.

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, *subject only to such easements, restrictions and dedications as are described in Section 207.* [and the] *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 trustee to execute such deed, upon application of the purchaser, and said trustee 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 re-sale, 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.*

SEC. 2. *And be it further enacted, That this Act is hereby declared to be an emergency measure and necessary for the immediate preservation of the public health and safety and having been passed by a yea and may vote supported by three-fifths of all the members elected to each of the two houses of the General Assembly, the same shall take effect from the date of its passage.*

Approved April 23, 1969.