

able possession of it, 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 the property, or any part of interest in it, or to hold any lien or encumbrance on it, whether the 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 the property lies, to quiet, or remove any such cloud from the title, or determine any such adverse claim. The proceeding shall be deemed to be a proceeding in rem or quasi in rem; provided, however, that the only relief sought in said proceedings be a decree that the plaintiff has absolute ownership, and the right of disposition, of the property, and an injunction against the assertion by the persons named as parties defendant of their said claim by any action at law, or otherwise. Any person who appears of record, or claims or is claimed to have such hostile outstanding right, shall be made a defendant in said proceedings.

14-109. *Ejectment when grantor remains in possession after delivery of deed and in violation of agreement.*

(a) *In general.*—The District Court has jurisdiction in any case in which it appears that the grantor of property has remained in possession of the property after delivery of a deed for the property and in violation of written agreement to deliver possession of the property at a time stated in said agreement. Where the grantor fails or refuses to surrender the premises in accordance with the agreement, the grantee may complain in writing to the District Court in the county in which the premises are situated and the court forthwith shall issue summons to the grantor commanding him to appear on a day named and show cause why possession of the premises in dispute should not be granted the grantee. If the court finds that the facts set forth in the complaint are true, it shall give judgment for immediate possession and shall issue its warrant to the sheriff commanding him to deliver possession of the premises to the grantee, the provisions of any public general or local law to the contrary notwithstanding.

(b) *Appeals.*—Any person who feels aggrieved by a judgment rendered under the provisions of this section shall have the right of appeal upon giving notice within ten days from the rendition of the judgment. If the grantor is the appellant, the notice of appeal shall be accompanied by an affidavit that an appeal is not taken for delay, and a bond conditioned that he will prosecute the appeal with effect and will pay all costs in the case before the District Court, and in the appellate court, and all loss or damage which the grantee may suffer by reason of the grantor's remaining in possession, and the grantor may retain possession of the premises until the determination of the appeal.

14-110. *Virtual representation—Sale, lease or mortgage of property subject to remainder or vested or contingent interest.*

When any person is entitled to an estate for life or years or to an estate tail, fee simple, conditional, base or qualified fee, or any other