

particular, limited or conditional estate in property, and any other person is entitled to a remainder or remainders, vested or contingent, or an executory devise or devises, or any other interest, vested or contingent in the same property, on application of any of the parties in interest, a court of equity, if all the parties in being are parties to the proceeding, may decree a sale, lease or mortgage which term includes deed of trust thereof, if it shall appear to be advantageous to the parties concerned, and shall direct the investment of the proceeds of sale or mortgage or the limitations of the reversion and rent, as the case may be, so as to inure to the use of the same parties who would be entitled to the property sold or leased or mortgaged. All such decrees, if all the persons are parties who would be entitled if the contingency had happened at the date of the decree, shall bind all persons whether in being or not, who claim or may claim any interest in the property under any of the parties to the decree, or under any person from whom any of the parties to the decree claim, or under the original deed or will by which such particular, limited or conditional estates, with remainders or executory devises, were created. Any mortgages executed pursuant to the decree shall bind the estates and interest in the property so mortgaged of all such persons, whether in being or not.

14-111. Boundary lines.

If there is a dispute about any boundary lines, or if the bounds mentioned in a document are lost, upon petition of any party in interest, the circuit court for the county in which the property lies may establish the boundary lines or the location of the missing bounds. The court may appoint engineers, surveyors, or other experts to assist the court in its determination, and the fees of such persons shall be costs in the proceeding.

14-112. Power of trustees.

Any trustee, escrowee, agent, attorney or other person acting in representative or fiduciary capacity who takes title to property without limitation expressed in the grant to him, shall be deemed to have the power to grant, transfer, or encumber the property or any interest therein except to the extent limited by the grant to him or by another instrument recorded in the land records of the county where the property is located ~~after the grant to the representative or fiduciary~~ and before his grant, transfer or encumbrance.

14-113.

Every deed of property by a Maryland corporation which contains a certification by a corporate president or vice president to the effect that the conveyance is not part of a transaction in which there is a sale, lease, exchange, or other transfer of all or substantially all the property and assets of the corporation, shall be considered valid and effective whether or not there has been compliance with the procedures of Article 23, Section 66, despite the fact that said conveyance is in fact part of such a transaction. Every deed of property by a MARYLAND corporation, executed and recorded before the effective date of this article, shall not be invalid solely because of non-compliance with Article 23, Section 66 unless proceedings to set the deed aside are commenced on or before July 1, 1973.