

Dec. Ses. 1816

the aforesaid Charles Cox purchased from a certain John Jenkinson of the same county, and that was conveyed by the said John Jenkinson, of the same county, to the said Charles Cox, by a deed of bargain and sale, bearing date the twenty-seventh day of April, in the year eighteen hundred and two, and recorded among the land records of Talbot county court, in liber J. L. No. A, folios 382 and 383, and which, upon the death of the said Charles Cox, descended to the aforesaid Susan Cox and Lydia Cox, his only heirs at law; and the said Elizabeth Cox is hereby further authorised and empowered, upon the receipt of the purchase money, to convey the said lot of land, with the buildings thereon, to the purchaser or purchasers, or his, her, or their heirs or assigns, which deed of conveyance, being duly made, acknowledged and recorded, according to law, shall be sufficient to convey all the right, title, claim and interest, of the said Susan Cox and Lydia Cox, in and to the said lot of land, and all and singular the buildings and improvements thereon; *Provided nevertheless*, that before the said Elizabeth Cox shall proceed to make the said sale under and in virtue of this act, she shall duly enter into, and execute a bond to the said Susan Cox and Lydia Cox, in the penalty of two thousand dollars, with good security to be approved of by the orphans court of Talbot county, and shall lodge the same with the register of wills of the said court, with condition to the same, that she will well and faithfully perform and fulfil the trust reposed in her by this act, and account with, or pay over to, the said Susan Cox and Lydia Cox respectively, or their executors, administrators or assigns, their respective shares of the money or monies which shall or may be actually received from the purchaser or purchasers on account of his or their purchase, after deducting such commission as shall and may be allowed by the orphans court aforesaid to the said Elizabeth Cox, for her costs, expenses and services, in selling the said property.

Proviso.

Sale to be ratified by orphans court.

2. *And be it enacted*, That no sale made by the said Elizabeth Cox by virtue of this act, shall be valid or good until the same shall be ratified and approved of by the orphans court of Talbot county aforesaid, and in case such sale shall be rejected by the said court, then the said Elizabeth Cox shall proceed to sell again the said property, and so from time to time until such sale shall be ratified and approved of by the said court.

Commission.

3. *And be it enacted*, That the orphans court aforesaid shall and may allow the aforesaid Elizabeth Cox such commission as shall appear to them reasonable, for her costs, expenses and services, in executing the trust aforesaid.

In case of minors death property to descend as if act had not passed

4. *And be it enacted*, That if either of the minors aforesaid shall die intestate before the sale and payment over of the proceeds of the house and lot of land aforesaid, the share of such deceased minor shall descend in the same manner as the said property would have descended had this act not been passed.

Bond to be recorded.

5. *And be it enacted*, That the bond aforesaid, when approved by the orphans court aforesaid, shall be recorded by the register of wills aforesaid, and the same, or an office copy thereof, duly authenticated, may be put in suit by the said Susan and Lydia Cox, or either of them, or by any person or persons interested with the performance of the condition of the said bond.