

virtue of the estate or interest of any such tenant, whether the same be to any undivided share, or to the whole or any part of the premises sold; and the Court shall direct the payment of such sum in gross out of the purchase money to the person entitled to such estate or dower, by courtesy or for life, as shall be deemed upon the principles applicable to life annuities, a reasonable satisfaction for such estate. 5

When a married woman is a party her husband to be joined.

If her claims be for an inchoate right of dower.

XXV. When any married woman shall be a party to such proceedings, the petition shall be by her and her husband, and the service or notice of such petition shall be upon her and her husband, and judgment or decree shall be binding in such case upon her and her husband and all claiming through her or them; and if her claim be an inchoate right of dower, in any case of sale, the Court shall determine the value of such right according to the principles applicable to deferred annuities and survivorships, and shall order the amount of such value to be paid to her and her husband on their joint release under seal, and such order 15 and the payment and release thereon shall be a valid and effectual bar to any right or claim of dower.

Notice of sale and report thereof. Deed to be made and registered if the sale be approved.

XXVI. The real Representative shall give notice of any sale to be made by him, for the same time and in the same manner as is required by law on sales of real estate by sheriffs on execution, and the terms of such sale 20 shall be made known at the time of the sale, and after the completion thereof, he shall report the same in writing to the Court, with a description of the different parcels of land sold to each purchaser, and the price paid by him; and on the filing such report, if such sales be approved and 30 confirmed by the Court, an order shall be made directing the Real Representative to execute deeds pursuant to such sales, and such deeds so executed shall be recorded in the County where the lands lie, on a memorial thereof, in the same manner as other deeds, and shall be a bar 35 both in law and equity against all parties interested in the premises, who shall have been named in such proceedings as parties, and against all unknown parties, where notice was published as aforesaid, and against all persons claiming under or through them, and also against all incumbrancers, where the notice hereinbefore mentioned has been given 35 to them.

Division of proceeds and payment or in vestment of shares thereof. Court may require security to be given.

XXVII. The proceeds of such sale, after deducting all costs, shall be divided among the parties whose rights and interests shall have been sold, in proportion to their respective rights in the premises, and the shares of such as are of full age shall be paid to them by order of Court, 40 and in the case of infants, unknown or absent parties, shall be invested for them, in the name of the Real Representative and his successors in office, until lawfully claimed by them or their legal representatives; and the Court may in its discretion require all or any of the parties, before they shall receive any share of the monies arising from such sale, to give 45 security to the satisfaction of such Court, to refund the said shares, with interest thereon, in case it shall thereafter appear that such party was not entitled thereto.

Securities to be deposited with Clerk of Court, who shall receive and apply the money under order of Court.

XXVIII. All securities shall be taken in the name of the Real Representative and his successors in office, except when directed to be taken 50 in the name of any known party, and shall be delivered to and kept by the clerk of the Court, who shall receive the interest and principal thereon; and apply or invest the same, as the Court shall direct, and shall in each term render to the Court an account in writing under oath, of all monies received by him and of the application thereof, and upon any refusal to 55