# MAX ATTACKSTM: ULTIMATE PROPERTY REVIEW

## PART I: CONCEPTS

1. **Identify the Terms.** Mind the clues.

<table>
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<th>Term</th>
<th>Clue</th>
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<td>transferring/selling</td>
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<td><strong>EQUITY ‘IN PERSONAM’</strong></td>
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<td><strong>STATUTE OF USES, 1536</strong></td>
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<td><strong>SOCAGE TENURE</strong></td>
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<td><strong>WASTE</strong></td>
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<td><strong>JOINT TENANCY</strong></td>
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<td><strong>TENANCY IN COMMON</strong></td>
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<td><strong>EQUITY</strong></td>
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<td><strong>LEASE</strong></td>
<td>exclusive possession</td>
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<td><strong>RELIEF</strong></td>
<td>inheritance</td>
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<td><strong>USE</strong></td>
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<td><strong>SEISIN</strong></td>
<td>two requirements</td>
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<td><strong>WILLS, 1540</strong></td>
<td>tenants’ rights</td>
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<td><strong>FEOFFEE TO USES</strong></td>
<td>trusted friend</td>
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<td><strong>ESTATE FOR YEARS</strong></td>
<td>i.e. 7 years</td>
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<td><strong>FREEHOLD ESTATES</strong></td>
<td>three types</td>
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<td><strong>CESTUI QUE USE</strong></td>
<td>beneficiary</td>
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<tr>
<td><strong>PERIODIC TENANCY</strong></td>
<td>i.e. year to year</td>
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WORD BANK: access, reasonable, mineral, lateral support, Magic Carrot®, riparian rights, emblements, fixture, riparian, flooding, trees, middle, middle, bank, water, extract, fish

- The ______________ describes the principle: ‘Whoever owns the soil holds title all the way up to heavens and down to the depth of hell.’
- Rights to airspace aren’t indefinite; one owns airspace to a certain ______________ point. Airspace disputes are two-fold: 1. Concern permanent stuff extending into air 2. Weird invasions super high up. Direct and substantial interference is more likely to occur with (CIRCLE DISPUTE)
- Rights below aren’t indefinite. The Crown may have ______________ rights.
- NEYERS stated that ad coelum has three things: 1. ______________ 2. ______________ 3. ______________. Thank God we went over that in Torts.
- A ______________ describes title to personal property subsumed into realty. Quicquid plantatur solo means what’s attached to the soil becomes a part of the soil. Observe parties’ intentions.
- Crops, legally called ______________, aren’t fixtures—they’re temporary in nature. However, ______________ are usually part of the land because they’re rooted in the land longer! Talk about a tree buster. A neighbour has the right to cut overhanging branches.
- ______________ ownership extends to the average high-water mark. For non-tidal waterways, riparian rights extend to the river ______________ which includes the river bed. Where a river flows between two adjacent properties, each owner owns to the river ______________. In Canada, no one cares about the tidal/ non-tidal distinction.
- People do care about the whole navigable/ non-navigable thing. If a river is non-navigable, ownership extends to the river ______________.
- Riverbed ownership gives the owner a profit a piscary, a right to ______________.
- Riparian owners don’t own the ______________! Rights to water use, usufructuary rights are: 1. To ______________ water for ordinary uses and 2. Prevent ______________.

‘Water, water, I need water!’—Marco Rubio
3. Registration. Burn the four factual combinations into your mind. Then, identify the notice types.

FACT SCENARIO
Raphael and Marco register Chevron Inc., a company incorporated under the CBCA. Their purpose is two-fold: 1. affirm rights 2. affirm valid title. The two don’t read the worksheets posted on OWL; they keep on making registration mistakes regarding legal and equitable interests. Help them sort their **** out.

A. Raphael has a legal interest. He registers first; therefore, he is preferred by law. Marco is unsure of his interest. All he knows is that should Raphael sell Chevron Inc. to him, he will get nothing thanks to nemo dat. Raphael thinks Marco has an equitable interest. Marco insists he has a legal one. Who is correct?

ANSWER: ___________________________

B. Raphael actually has an equitable interest in Chevron Inc. He forgets that Prime Minister Eminen, who is the Real Slim Shady, previously sold Chevron Inc. to Raphael first. Eminen later sold Chevron Inc. to Marco for a better deal. Marco is unaware of the first deal. If Marco has a legal interest, who does equity give title to? If Marco has notice of the deal with Raphael, who gets priority?

ANSWER 1: ___________________________
ANSWER 2: ___________________________

C. Suppose the two are actually in a mental state akin to automatism and completely get the facts wrong. In reality, Raphael gets a legal interest first and Marco gets an equitable interest. Raphael decides to commit a violent general intent offence against Marco’s subsequent equitable interest triggering s.33.1 of the Criminal Code. Whose interest prevails?

ANSWER: ___________________________

D. Both Raphael and Marco have equitable interests in Chevron Inc. There’s no fraud. The first in time rule is triggered. Raphael gets his interest first. Whose interest is favoured?

ANSWER: ___________________________

NOTICE TYPES

• Marco has real knowledge of Raphael’s questionable relationship lifestyle choices __________________
• Marco ought to have known about Raphael’s dealings with Russia __________________
• Agent Diego informed Marco, the principal of Chevron Inc., of the dealings _________________

WORD BANK: constructive notice, actual notice, imputed notice
4. Hurdle the Uncertainty™ Circle the proper description of deed or title registration system.

- **DEED/TITLE** – Simple and efficient registration benefiting lenders and buyers. Less expensive
- **DEED/TITLE** – Creates record of all docs about parcel. Records enter public domain
- **DEED/TITLE** – Originates from Australia, based on merchant shipping
- **DEED/TITLE** – Aims to minimize reliance on public record

5. Deed registration scenarios. State who gets priority

**FACT SCENARIO**
Wayne Gretzky, a talented Canadian hockey player with a lot of money, buys Tim Hortons. He mortgages it to Malcolm X, an American entrepreneur—the deal is **unregistered**. Gretzky → Malcolm X (unregistered)

Later, Gretzky mortgages with Clifford Sifton, Canada’s Minister of Interior. Due to Sifton’s stature, the deal is registered. Sifton has **notice** of the prior deal. Gretzky → Sifton (registered)

A. Under the race system, ________________ would get priority.

B. Under the notice system, one must ask: did Sifton have no notice of the prior deal? In our situation, ________________ gets priority.

C. Under the race-notice system, which is the most common system, priority is given to the party that 1. gets interest without notice 2. registers before. One needs both. If either is missing, the **first interest** prevails. In our situations, ________________ gets priority.


**WORD BANK**: profit, different owners, have, do, ownership, grant, accommodation, dominant/subservient tenement, easement, incorporeal hereditaments, consent

______________ are non-physical stuff you own. You must acquire it with ________________.

The term describes interest in land which you can inherit; yet, can’t exclusively possess. The broad category is divided into two parts:

A. _________________. This is a right enjoyed by a person over his neighbour’s property with no right of possession. For instance, light in *FONTAINEBLEAU* is an example. An easement has four requirements. First, _________________. The DT is land gaining the easement benefit; the easement is **appurtenant** (benefits) to the DT. The ST is land subject to the easement. Second, _________________. The new land must make land better. Third, _________________. One can’t own both the DT and ST. Fourth, _________________. Easements can’t be passed by possession; they must be subject to a grant. One must get consent to have an easement.

Easements have two limitations. First, an easement can’t be a right to ________________ something done by another. It’s a right to ________________ something/ not do something. Second, an easement can’t arise to land _________________. *Copeland* states that a parked car isn’t yours!

B. _________________. This describes one’s right to take stuff from a neighbour’s property, such as turf, turkeys, wood, or fish.
7. Extra information about easements and boundaries. See slides.

- An easement is a right of use over property of another. An easement is called ________ when it benefits the land. For instance, Rudy Giuliani (servient tenant) grants McLachlin J (dominant tenant) right to walk over ST from McLachlin’s party house to Highway 401. McLachlin J’s easement is ________ because privilege of crossing Rudy Giuliani’s property benefits her.
- However, an easement will be in ________ when it benefits a person. In that case, there is no DT but always a ST.
- Easements can be positive or negative. A positive easement allows McLachlin J (dominant tenant) to DO something to ST—doesn’t include right of removal. A negative easement prevents Rudy Giuliani (servient tenant) from doing something on ST. For instance, Rudy Giuliani can’t build a Statue on ST.
- Easement can be by ________: can use land for 21 years.
- Profits may be ________ to DT or in gross.

- When neighbours can’t determine boundary, use CONVENTIONAL LINE DOCTRINE
  - Land must adjoin, must have dispute, must have agreement, boundary recognition
- Ad Medium Aqua Rule
  - Owner of land through which non-tidal stream flows owns ________ of stream unless reserved
- ACCRETION Doctrine
  - Where boundary changes gradually, boundary shifts
  - Exception: ________ shifts. No changes


<table>
<thead>
<tr>
<th>COVENANT</th>
<th>Reaps promise benefits, person entitled. <em>The world takes a collective sigh of relief</em></th>
</tr>
</thead>
<tbody>
<tr>
<td>DOMINANT OWNER</td>
<td>Prevents use of land; i.e. can’t keep sheep on land; can’t build Trump Tower</td>
</tr>
<tr>
<td>SERVIENT OWNER</td>
<td>Servient owner can comply by <strong>doing nothing</strong></td>
</tr>
<tr>
<td>COVENANTOR</td>
<td>Subject to burden of covenant</td>
</tr>
<tr>
<td>COVENANTEE</td>
<td>Makes promise, person bound. <em>Joy promises to not walk around naked</em></td>
</tr>
<tr>
<td>COVENANTS IN GROSS</td>
<td>Personal covenants; don’t touch + concern the land</td>
</tr>
<tr>
<td>NEGATIVE COVENANT</td>
<td>Enjoys benefit of covenant</td>
</tr>
<tr>
<td>POSITIVE COVENANT</td>
<td>Requires covenantor to <strong>do</strong> something; i.e. show me the ‘money’</td>
</tr>
<tr>
<td></td>
<td>Promise made by landowner to do/ not to do something in relation to land. Not enforceable at CL; restrictive covenants may be enforceable in equity (<em>TULK</em>)</td>
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</tbody>
</table>
9. *TULK* skit for memorization. Focus: benefits/burdens on successors

T-DOG: Hey, E-Man, I’ll sell you ma land bro. You just can’t build no buildings on it.

E-MAN: Let’s do it!

*[E-MAN suffers a disease of the mind and dies. E-MAN has successor, MOX-R 2000]*

E-MAN: Oh, I am slain!


Held: T-DOG wins. It’s inequitable to allow MOX-R-2000 to build. Too bad, so sad.

*Takeaways*
- To bind successors, a covenant must: 1. _____________ 2. _____________ 3. _____________
- Follow common-sense logic to modify covenants (i.e. have an agreement, own both tenements)

10. Indigenous perspectives. Identify the Terms.™

ROYAL PROCLAMATION 1763 → TREATY OF NIAGARA 1764

LEGAL TRADITION → LAND TITLE → SUI GENERIS

DELGAMUUKW → TSILHQOT’IN → DUTY TO CONSULT → FIDUCIARY DUTY
Article 11 of UNDRIP recognizes the rights of Indigenous peoples to maintain and protect their unique cultures. Moreover, the Article further states that states shall provide redress to Indigenous peoples, which may include restitution. To what extent has Canada’s govt embraced the spirit of UNDRIP? Your essay must be nuanced in considering temporal, theoretical, and practical considerations.
PART II: DRILL BABY DRILL

WORDS OF PURCHASE
Identify.

O → A and his heirs
Allan → Beaver and his heirs
Anni → Lucas and his heirs
Matt → Ryan and his heirs

WORDS OF LIMITATION
Identify.

O → A and his heirs
Allan → Beaver and his heirs
Anni → Lucas and his heirs
Matt → Ryan and his heirs

FREEHOLD ESTATES:

1. ___________________
2. ___________________
3. ___________________

FEE SIMPLE ABSOLUTE
O → A and his heirs
O → A

Julie → Stephen
Maxim → Anna

FEE SIMPLE DETERMINABLE
O → A and his heirs so long as land used for Church purposes
Jacob → Gabe and his heirs so long as land used for playing Hockey

Future interest: ______________
Held by: __________

Susie → Bernie and his heirs so long as land used for campaign purposes
Future interest: ______________
Held by: __________

Paul → Kyle and his heirs so long as land used for BYOB parties
Future interest: ______________
Held by: __________

FEE SIMPLE CONDITION SUBSEQUENT
O → A on condition that land is used for Church purposes
Alec → Aiden on condition that land is used for LSD trafficking

Future interest: ______________
Held by: __________

Joe → Donald on condition that land is used for capturing extremist groups

Future interest: ______________
Held by: __________

FEE SIMPLE EXECUTORY INTEREST
O → A and his heirs, but if land ceases to be used for Church purposes, then to B and his heirs
Lauren → Elliot and his heirs, but if land ceases to be used for London Hall purposes, then to Sarah and her heirs

Future interest: ______________
Held by: __________

Future interest: ______________
Held by: __________

Future interest: ______________
Held by: __________

Future interest: ______________
Held by: __________

FEE TAIL
O → A and heirs of his body
Simon → Tim and heirs of his body

Future interest: ______________
Held by: __________

David → Zach and heirs of his body

Future interest: ______________
Held by: __________

Maxim → Dave and heirs of his body

Future interest: ______________
Held by: __________
LIFE ESTATES

O → A for life
O → A for life and then to B

Kyle → Jacob for life

Future interest: ______________
Held by: __________________

Jenny → Wade for life and then to Andrew

Future interest: ______________
Held by: __________________

RULE IN SHELLEY’s CASE

When deed/ will conveys interest to grantee and future interest to that grantee’s heirs, RSC applies. Heir’s interest instead goes to grantee. An intermediate interest blocks merger.

O → A for the life, then to A’s heirs
Interest: ______________

O → A for the life, then to B for life, then to A’s heirs
Interest: ______________

Ann → Bob for life, then to Bob’s heirs
Interest: ______________

Ann → Bob for life, then to heirs of Bob’s body
Interest: ______________

Ann → Bob for life, then to Cathy for life, then to Bob’s heirs
Interest: ______________

ESTATE FOR YEARS

O → A for period of 10 years
O → A for period of 10 years, and then to B

Juan → Diego for period of 10 years, and then to Rodrigo

Future interest: ______________
Held by: __________________

Lee → Choi for period of 54 years

Future interest: ______________
Held by: __________________

Ann → Bob for life, then to Cathy for life, then to Cathy’s heirs
Interest: ______________

Ann → Bob for life, remainder to Bob’s heirs. It is my intent that RSC doesn’t apply.
Interest: ______________

DOCTRINE OF WORTHIER

Grantor’s heirs don’t acquire interest. Instead, grantor retains interest as reversion.

O → A for the life, then to O’s heirs

WASTE TYPES

WASTE causes injury/ damage to land. This harms future interests.

1. __________________
   Failure to act

2. __________________
   Changes character of property even if beneficial

3. __________________
   Affirmative act (cutting timber, depleting mine)

4. __________________
   Severe form of malicious/ wanton destruction

SCRABBLE

O → A for life.
A has a _______. O retains a _______.
A is _______.

O → A for life, then to B.
A has a _______. B has a _______.

O → A for life, then to B for life.
A has a _______. B has a _______.
which will vest as _______ upon A’s death. O retains _______.

O → A for the for life of B.
A has a _______ that naturally terminates on death of B. O’s reversion vests in possession. B takes nothing.

O → A for the for life of B, then to C.
A has a _______ which also naturally terminates on death of B. O has not retained reversion, _______ is held by C. C’s interest will vest in possession on death of B as _______.

O → A for the life of B, then to C.
A has a _______ which also naturally terminates on death of B. O has not retained reversion, _______ is held by C. C’s interest will vest in possession on death of B as _______.

Ann → Bob for life. Later, Ann conveyed her interest to her heirs following Bob’s life estate.
Application? YES/ NO
WASTE TYPES
1. ____________________
   Failure to act
2. ____________________
   Changes character of property even if beneficial
3. ____________________
   Affirmative axn (cutting timber, depleting mine)
4. ____________________
   Severe form of malicious/wanton destruction

WASTE TYPES
1. ____________________
   Severe form of malicious/wanton destruction
2. ____________________
   Changes character of property even if beneficial
3. ____________________
   Affirmative axn (cutting timber, depleting mine)
4. ____________________
   Failure to act

REVERTER
A possibility of reverter always follows FSD. Reverter automatically terminates FSD upon breach

O → A so long as property is used as animal shelter
   O has a _______. Follows _______.

O → A so long as property is used as animal shelter
   O has a _______. Follows _______.

Ann → Bob and his heirs so long as land is used as farm
   Ann has a ______. Follows _______.

Julie → Adam and his heirs while land is used for school
   Julie has a ______. Follows _______.

Jacob → Andrea and her heirs while land is used for hunting
   Jacob has a ______. Follows _______.

Austin → Connor and his heirs while land is used for rocking out to indie music
   Austin has a ______. Follows _______.

Kate → Moe so long as land is used for spaceship landings
   Kate has a ______. Follows _______.

RIGHT OF RE-ENTRY/POWER OF TERMINATION
Follows FS subject to condition subsequent. Right of re-entry must be stated explicitly: not automatic!

O → A, but if property is not used as animal shelter, then O may re-enter
   O has a _______. Follows _______.

Lindsay → Rachel for life, but if liquor is ever sold on land, Lindsay may re-enter and repossess
   Rachel has _______. Lindsay has both _______ + _______.

Sarah → Justin for ten years, but if LSD is ever sold on the land, Sarah may re-enter and repossess
   Justin has _______. Sarah has both _______ + _______.

Kyle → Adrian for seven years, but if cocaine is ever sold on the land, Kyle may re-enter and repossess
   Adrian has _______. Kyle has both _______ + _______.

Is right to re-entry automatic?
YES/ NO

REVERSION
Occurs when grantor hasn’t conveyed all his interest in land. A contingent remainder is NOT a property interest*

O → A for life
   O has _______ following A’s life estate.

Ann → Bob for life, remainder to Cathy.
   Ann doesn’t have _______. After Bob’s life estate terminates, Cathy will have _______.

Ann → Bob for life, then to Cathy if she survives Bob, otherwise to Dan.
   Ann has a _______ because Cathy and Dan have only _______ which aren’t property interests.

FUTURE INTERESTS CREATED IN GRANTOR:
1. ____________________
2. ____________________
3. ____________________
INDEFEASIBLY VESTED REMAINDER

Created in 1. Ascertainable person 2. Not subject to condition precedent. Applies to all vested remainders.

O → A for life and then to B and his heirs
B’s interest is vested in _______, NOT vested in possession. During A’s life, B doesn’t hold _______. On A’s death, B is _______ of land

Jack → Ann for life, then to Bob.
Bob’s remainder will become _______ after Ann dies + remainder will not divest Ann

Kim → Ron for life, then to Sheego for life
Sheego has _______.

VESTED REMAINDER SUBJECT TO DEFEASANCE

1. Ascertainable person 2. Condition can make remainder go, ‘Bye-Bye!’

O → A for life, then to B and his heirs; but if B dies before A, then to C and her heirs
B has ___________.

Gillian → Clint for life, then to Dave, but if Dave marries, to Zabby
Dave has ___________. Zabby has executory interest.

Jacqui → Rory for life, then to Mason if he survives Jacqui
Mason has ___________.

Devanie → Ann for life; if Bob survives Ann, then to Bob
Bob has ___________.

VESTED REMAINDER SUBJECT TO OPEN

Remainder given to class of people; at least one class member is ascertainable + more can be added.

O → A for life, then to A’s children
A’s children have _______. A can have more children.

Mark → Matt for life, then to Matt’s children
Matt’s children have _______. Matt can have more children.

Rebecca → Erin for life, then to Erin’s children
Erin’s children have _______. Erin can have more children.

CONTINGENT REMAINDER

Remainder is either 1. Unascertainable 2. Subject to condition precedent. Either/or.

O → A and then to B’s heirs

O → A for life, then to B and his heirs if B reaches age of 18
Unknown: _______.

O → A for life, then to B and his heirs if B reaches the age of 19, but if B doesn’t meet the condition at time of A’s death then to C and his heirs
Have alternative _______ remainders.

Law favours early vesting.

Can’t know living person’s heirs
Can’t have gap in seisin

SPRINGING EXECUTORY INTERESTS

Unlike remainders, future interest cuts short/divests interests of grantor.

O → A and his heirs if he graduates from Western Law

Keith → Harry when he turns 21 years

SHIFTING EXECUTORY INTERESTS

Future interest cuts short/divests interests of grantee.

O → A and his heirs, but if C gets married, then to C and her heirs.

Keith → Harry for so long as land is used for Star Wars battles, then to Bryn.
EQUITY, USES, STATUTE OF USES

1290 Statute of Quia Emptores
- Tenants must alienate land by substitution, not subinfeudation
- More revenue flows to Crown
- Uses substantially hit Crown’s wallet! Less money!
- Crown wants to pass legislation to bring money back

USES

O → F+G to the use of A and his heirs
F+G are legal _______ to uses. A is ______. A holds an equitable FSA.

O → F+G to the use of A for A’s life and then to B and his heirs
F+G are legal _______ to uses. F+G own legal _______. A holds ________ life estate. B holds equitable _______.

ACTIVE USE EXCEPTION

O → F+G to the use of A and his heirs such that F+G and their heirs shall collect rents and profits for benefit and use of A and his heirs.
F+G have active _______ in favour of A. Use not executed by statute. F+G remain legal _______. A has _______ FSA.

USES

Ariel → Brian and his heirs for the use of Carol and her heirs
Equity compels Brian to put land to Carol’s ___.

A → B and his heirs for the use of C for life, and then for the use of D and his heirs if D survives C, or if D does not survive C, then to the use of E and her heirs.
• B has legal _______
• C has equitable _______
• D has equitable _______ remainder in FS
• E has alternative equitable _______ remainder in FS
• Without uses, A has equitable _______

1536 Statute of Uses
- Where any person is seised of lands to use, confidence or trust of any other person or corporation, the later person or corporation shall be deemed in lawful seisin, estate and possession of the lands for the same estate

1536 STATUTE OF USES

Cuts off use + transforms interest of cestui into that of legal owner. Makes executory interest possible.

A → B and his heirs for the use of C and her heirs
• Statute gives seisin to______
• Instead of B having legal FS and C having equitable FS, C has _____ FS

A → B and his heirs
• Before Statute, A has legal FS and B has _______ FS
• Now, B has _______ FS

A → B and his heirs for the use of C for ten years
• A has use for _______ following C’s ten years

A → B for ten years for the use of C for ten years
• Statute _______ apply: B not seised to use of C
• Feoffee, B, must have a freehold estate

BLAST FROM THE RECENT PAST

A → B and his heirs for the use of C for life, and then for the use of D and his heirs if D survives C, or if D does not survive C, then to the use of E and her heirs.
• B has legal _______
• C has equitable _______
• D has equitable _______ remainder in FS
• E has alternative equitable _______ remainder in FS
• Without uses, A has equitable _______

O → F+G to the use of A for A’s life and then to B and his heirs
F+G are legal _______ to uses. F+G own legal _______. A holds _______ life estate. B holds equitable _______.

BASU, Maxim
RULE AGAINST PERPETUITIES

No interest is good unless it must vest, if at all, within **21 years** of some life in being at a time of creation of interest

Apply Rule to:
1. _______________________
2. _______________________

Say it again, Stephen:
1. _______________________
2. _______________________

A → B for life, then to B’s children who reach 25
   - Valid? ______________
   - Why? ______________

A → grand kids when they reach 21
   - Valid? ______________
   - Why? ______________

A → B for life, remainder to B’s children for their lives, and upon death of last of them, remainder to children who are living at time of B’s death and their heirs
   - Is gift valid when B dies? ______________
   - Why? ______________
   - Example uses ______________ remainder

A → B for life, remainder to B’s children for their lives, and upon the death of last of them, remainder to their children and heirs
   - Death of last child may be ____ than 21 years after death of all lives
   - B may have more children
   - Is gift valid? ______________
   - Example uses ______________ remainder

A → B and his heirs once my will is probated
   - Is gift valid? ______________
   - Example uses ______________

A → B for life and then to **all** his children when they reach 25. B has son who is now 25
   - Is gift valid? ______________
   - ________ remainder used

O → A and his heirs so long as liquor is not sold on premises
   - Does Rule apply? ______________
   - Why? ______________

O → A and his heirs, but if liquor is ever sold, then to B and her heirs
   - B’s shifting executory interest valid? ______________
   - Cross out
   - O has ______________

O → A and his heirs so long as liquor is not sold on the premises, **but if it is**, then over to B and his heirs
   - Cross out
   - O has ______________

O → Church of A in fee simple so long as the property is used for church purposes, and if it is no longer so used, then over to B
   - Cross out
   - O has ______________

O → A for life, then to A’s children jointly for their lives, then to those of A’s grandchildren who are alive at the time of death of A’s last surviving child
   - A may still have more kids, may live ____ 21 years after others die
   - Cross out

A → B for life, then to B’s widow for her life, then to B’s issue then living
   - Works? ______________
   - Cross out

A → B 15 years from today if gravel pit still in operation
   - Works? ______________

A → grand children of B who reach 21. B is dead
   - Works? ______________
   - Is B alive, works? ______

A → my descendants alive at death of X, Y, Z
   - X, Y, Z function as measuring lives
   - Works? ______________

O → A for life, then to A’s children jointly for their lives, then to those of A’s grandchildren who are alive at the time of death of A’s last surviving child
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   - Cross out

A → my descendants alive at death of X, Y, Z
   - X, Y, Z function as measuring lives
   - Works? ______________

‘Life in being’ is human. Includes one conceived, not born. Doesn’t include animals.
MISSION COMPLETED!

CONGRATULATIONS. You will do really well. Have an incredible summer. MB

SPACE FOR END NOTES