Your Exam ID Number: Section: {} day {} night
(your exam ID no. is the last 6 digits of your SS# and 59)

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Part One consists of Eight Future Interests and Estates fact patterns. There is space for your answer and analysis following each fact pattern. Please answer in the space provided beneath each question and not in the Blue Book. It is recommended that you spend one hour answering this section.

Parts Two consists of two essay questions each also to be answered in the space provided beneath each question. It is recommended that you spend one hour answering this section.

Parts Three consists of six short answer essay questions each also to be answered in the space provided beneath each question. It is recommended that you spend one hour answering this section.

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WHEN FINISHED, PLACE EXAM IN BLUE BOOK INCLUDING ALL SCRAP MATERIALS USED, AND HAND IN ALL. GOOD LUCK!

PART ONE

SUGGESTED TIME ONE HOUR

Discuss the interests and estates of the parties in the following fact patterns. Assume the original Grantor has a present interest fee simple absolute ownership in the premises prior to the conveyance.
A) John conveys to Pete for life, and then to Pete's heirs.

B) Henry devises to Judy for life, and then to Sara if Judy dies without issue, but if Judy dies with issue, then to Karen.

C) Pat conveys to Kristen for life, and then to Pat's heirs.
D) Mike conveys Blackacre to Dennis and the heirs of his body, but if Dennis moves from Blackacre, Mike may reenter and claim his former estate.

E) Tom conveys to Mary and her children, but if Joe remarries, then to Ray and his heirs.
F) Amy conveys to Ryan for life, and then to Ray's heirs, but if Ray files for bankruptcy, then to Candis.

G) Bob conveys to Austin until Roy dies, and then to Joe's heirs.
H) Tim conveys to Debbie for two years, and then to Pat, but if the levee breaks, then to Ray and Bob.
$125,000.00. Mark doesn’t know about the previous deed to Tim. At noon, Wacko’s daughter, Luna, who last year lent her father $20,000.00 to attend acting school and suspected her father was secretly scheming to sell his home and leave the country without paying her back, while searching through papers on his desk, found an executed mortgage to his home made out to her to secure the payment of $20,000.00. She records the mortgage at 1:00 PM. Tim records his deed at 2 PM. Mark has not record his deed. Who owns what interests in the home at 3:00 PM? Explain.
2. At Thanksgiving dinner, Pete's friend, the Doctor, tells Pete that he has good news and bad news. The good news is that the Super Bowl tickets they ordered together have arrived in the mail. The bad news is that Pete has only about one month to live. Pete tells the doctor that, in that case, he wants him to have the ticket and
perhaps take one of the nurses to the game. The Doctor then sells Pete’s ticket on EBay for $4,000.00 to Fred. One week later, while Pete is hospitalized, he tells the Doctor that he wants the ticket back to give to his newly found spiritual advisor, Reverend Jim Ignatowski, who Pete had promised to give the ticket to as a Christmas present during a prayer meeting. Pete dies two days before Christmas, three weeks before the Super Bowl. What are the parties’ rights and liabilities relative to the ticket?
3. Pete lent his son, Pablo, $50,000.00. Pablo signed a $50,000.00 promissory note, payable on demand to Pete, and secured it with a recorded second mortgage on Pablo’s condo to Pete which was subject to a first mortgage of $100,000.00 to XYZ Bank. Despite many demands, Pablo failed and/or refused to pay his father back one penny of the debt over the next five years. The statute of limitations for bringing suit on a money debt is five years. Explain what legal method(s), if any, which may be available to Pete to his collecting the $50,000 and any impediments to same.

4. Joe was being transferred to California and had to sell his condo quickly. He called his friend Bill, a real estate
agent, who said he knew someone, Frank, who was looking to buy a unit in Joe's complex. Frank and Joe signed an agreement to for the sale of the unit for $200,000.00 and Frank gave Bill a $10,000.00 deposit. On the day before closing Frank’s mortgage lender was declared bankrupt and Frank did not have the funds to close the sale the next day. Fred asked for an extension of a month to find a new lender, but, Joe who needed funds immediately to close on his new home in California was forced to sell the Unit to his cousin, Jill, the next week for $175,000.00. Joe, Frank and Bill have all made claims to the deposit. Who gets it?

5. Fred owns four parcels of real estate in the State of Bedrock, a title theory state: Whiteacre, Blackacre, Blueacre and Greenacre. Whiteacre is owned in a Tenancy by the Entirety with Wilma, Fred’s wife. Blackacre
he allowed his only child, Mick Smith, Jr., to live in. Everyone in town thought that Mick, Jr. was the owner of the home, especially since Mick, Sr. rarely visited. One day Mick, Jr. received an offer to purchase the home for $250,000.00 from Tony. Mick, Jr. being desperately short of cash, decided to accept the offer and sold the property to Tony delivering a statutory form general warranty deed to Tony at the closing. Later, when Mick, Sr. found out about the "sale", he had a heart attack and died, intestate. Explain what rights the parties may have in the Massachusetts Property.
is owned in Joint Tenancy with Wilma. Blueacre is owned as tenants in common by Fred and Wilma. Greenacre is owned by Fred and Wilma as Trustees for the benefit of their children, Pebbles, Bam-Bam and Dino. Fred has died intestate in a stone quarry accident. Shortly before his death, Fred borrowed $20,000 from his mother to hire a crackerjack divorce lawyer and gave his mother a note secured by mortgages on Whiteacre and Blackacre. What is now the status of title to the four parcels? Explain.

6. Mick Smith, Sr., a widower who had retired to Florida, owned a vacation home in Massachusetts which
Your Social Security Number: ___________________________ Section ____________

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Discuss the interests and estates of the parties in the following fact patterns. Assume the original Grantor has a present interest fee simple absolute ownership in the premises prior to the conveyance.
A) Manny conveys to Mia for as long as she is married to Nomar, then to Derek and Alex.

B) Curly devises to Larry and Larry's children for as long as Moe lives.
C) Manny conveys to Jason for life, then to the heirs of Manny.

D) Austin conveys to Molly for one year, then to Kristen if she is alive on New Year's Eve.
E) Johnny conveys to Keith for life, then to the heirs of Curt.

F) Joey conveys to Ryan until the Patriots win the super bowl, then one week later to Craig until the Red Sox win the world series at which time Joey may reclaim the property.
G) Marie conveys to Frank for life, then to the heirs of Raymond.

H) Pat conveys to Kristen for life, then to the heirs of Ryan if Jessie gets married, but if she doesn’t marry, then to Trevor and his heirs.
PART TWO

Abel and Cain were twin brothers who had inherited their mother's summer beach cottage on the Cape of Cod in 1957. Abel was a family man and had two children, Moe and Larry. Cain was quite a playboy and had never married and had no children. Abel would spend summers with his wife and children at the cottage. Cain, who had moved to Florida, rarely came back to visit his old home state. As a result, Abel and Cain agreed that since Abel and his family were the only parties using the property, that Abel would maintain the cottage and pay all the utilities, insurance and taxes thereon. Abel and his wife were involved in an automobile crash in 1978, which killed Abel's wife on impact and left Abel in a near vegetative) state. Moe took his father in and cared for him round the clock until Abel died, intestate, in 1980. In the interim, Larry had been imprisoned for numerous crimes and misdemeanors. In 1981, upon his release from prison, Larry occupied the cottage and often rented out rooms to numerous unsavory characters there. The brothers argued about Larry's lifestyle and irresponsibility. Harder feelings arose between Moe and Larry until, at a beach party on July 4, 1981, Larry threatened to hurt Moe if he ever showed his face at the cottage again. Moe has not spoken to or visited his brother since. Larry has continued to stay at the cottage. Moe has just received official notice that Uncle Cain who had been suffering from Alzheimer's Disease for the last four years of his life has just died and has left his entire estate to Moe by will.

Discuss the rights and liabilities of the parties.
QUESTION 3

Paul was an old friend and neighbor of George. George called Paul over to his home and said: "I want to give my summer home to my nephew Ringo for his birthday tomorrow. Make sure that he gets this. I'm not feeling well enough to go to the party." George then gave Paul a birthday card addressed to Ringo. Inside the card was an executed document entitled "Quitclaim Deed" to George's summer cottage on Martha's Vineyard which George had prepared by downloading a form on the Internet. Later that day, George committed suicide. The next day, Paul delivered the card and the deed to Ringo.

In his will, which George had executed one year prior to his death, George, a widower, had given his whole estate to his estranged daughter, Sadie, an only child and the named executrix in the will.

Sadie, upon hearing of the death of her estranged father, immediately filed and proved the old will, which was in her possession, with the Probate Court. She then telephoned her friend, Attila, at Faster Realty to place the summer residence on the market. Attila informed her that he knew a person who was interested in buying it. Within 24 hours, Faster Realty had received a written offer to purchase the property from Tom Jones at a price of $500,000.00. Sadie told Attila that she would accept the offer. In the interim, John, who had heard that Sadie was about to sell the property and who always wanted to own the summer residence, called Sadie and offered to match the offer of Tom Jones. Sadie agreed and delivered a Fiduciary Deed to the property to John in exchange for a personal check in the amount of $500,000.00. When Sadie asked John if the check was good, he told her not to worry.

That day, Ringo brought his deed to his lawyer for recording. The next day, his lawyer took the ferry over to Martha's Vineyard and recorded the deed. Later that afternoon, John flew to the Vineyard to record his deed. When he saw that Ringo's deed had been recorded, he called his lawyer who told him he was out of luck and to stop payment on the check to Sadie. He called his bank to find that Sadie had already cashed the check.

Discuss the rights and liabilities of the parties.
MASSACHUSETTS SCHOOL OF LAW

Property Final Exam
Professor Carmen R. Corsaro
December 19, 2005

Your Social Security Number:   Section

INSTRUCTIONS:

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F) Joey conveys to Ryan until the Patriots win the super bowl, then one week later to Craig until the Red Sox win the world series at which time Joey may reclaim the property.
G) Marie conveys to Frank for life, then to the heirs of Raymond.

H) Pat conveys to Kristen for life, then to the heirs of Ryan if Jessie gets married, but if she doesn’t marry, then to Trevor and his heirs.
PART TWO

At Ward Cleaver’s last doctor’s visit, he was advised that the doctor had some good news and some bad news for him. The good news was that the doctor had switched malpractice carriers and was saving on her premium costs. The bad news was that Ward had an inoperable heart condition and had only six months to a year to live.

Ward’s marriage to his wife, June, had not been going well for some time, and when he told her about the problem, they agreed that it would be better if they divorced.

Ward and June prepared all the divorce paperwork themselves with an online do-it-yourself divorce kit. They agreed that June would stay in the marital home with their adult children, Beaver and Wally, until Beaver, the youngest, graduated from barber college the following spring. Ward was to live in the Cleaver’s vacation cottage until then and continue to pay all the family bills. After Beaver graduated, June and Ward would sell the house and cottage, both of which they owned together, split the proceeds and go their separate ways. The children would be on their own. The Cleaver’s went to divorce court and filed all the divorce paperwork, but had to wait four months for the divorce, and therefore their divorce agreement, to become final and binding under state law.

When Ward broke all this news to his girlfriend, Anna Nicole, she left her apartment and moved into the cottage with him. Ward decided that he would quit his job and try to enjoy his final days. In order to help him pay all the bills, Ward was given about $500.00 per month by Anna. At Anna’s suggestion and so that Anna would feel more secure about their relationship, Ward gave Anna a Quitclaim Deed to his interest in the cottage which she took and put in her hope chest. In addition to the money he received from Anna, Ward borrowed $50,000.00 from his mother. When he borrowed it, he gave his mother a promissory note for $50,000.00 and a mortgage on the cottage signed by him. That day, when Ward told Anna about the mortgage he gave to his mother, Anna took her deed and immediately recorded it at the Registry of Deeds. The next day Ward’s mother recorded her mortgage. Ward bought a red Porsche 911 with part of the $50,000.00. He put the balance of the money into a joint checking account with Anna Nicole.

June, in the meantime, had become quite tired of her life as a “stay-at-home” mother, and became involved with a Russian gentleman named Rasputin whom she had met on the Internet. Two days before the divorce was to become final, June was killed in a plane crash on her way to visit Rasputin in Moscow. One week later, at Beaver’s graduation, Ward died of a heart attack while listening to Beaver’s valedictorian address.

Discuss the rights and liabilities of the parties.
PART THREE

Napoleon Solo lived out the last years of his life in a small cottage on Mantucket Island which he purchased in 1984 from John Smith. He never married and usually kept to himself. Using a form he got on the Internet, he drafted his own will which stated: "All I have is my house, I give my house to my girlfriends, Fifi Stake and Bridget Play, and their heirs, for as long as they live, but if they get married, then my house goes to my only children, my illegitimate sons, Hans and Arnold."

After Napoleon's funeral in 2000, Fifi and Bridget immediately went to the house and began to disagree about everything. After much discussion, Fifi and Bridget agreed to rent out the property during the summer months at the higher summer rental rates. Since Hans was the only building contractor on the island, Fifi hired Hans to perform some much needed renovations to the property at a cost of $20,000.00 so that the structure might be brought up to code requirements. Hans, while gutting out the kitchen, found, in a crawlspace, an old glass jar containing gold and silver coins minted in the 1800's. He took it.

After the renovations were completed, Arnold returned to Mantucket after three years of military duty overseas. Having no place to stay, he went to the cottage and settled in. In mid-winter, Bridget, while checking on the cottage, was startled to find Arnold residing there. After introducing himself, Arnold showed Bridget a card from his father, written to Arnold while he was in the service, which stated that Napoleon had taken steps to make sure that when he died, Arnold would own a share of the house. Bridget called the police, who, after inquiry, said that it was a civil matter and that they couldn't force Arnold to leave. Bridget and Arnold, despite their initial confrontation found themselves increasingly attracted to each other, and within two weeks they were living together in the cottage. Mantucket is a jurisdiction which recognizes common law marriage between unrelated men and women who reside with each other in a manner as if they were husband and wife for 36 consecutive months.

Fifi, who had since moved to Las Vegas with her only child Gigi, repeatedly demanded that Bridget reimburse her the costs of the improvements. Bridget refused to pay claiming that she never authorized the work which was performed in an unworkmanlike manner. For over three years, Bridget and Fifi argued by long distance about the renovation costs, Bridget and Arnold living in the house, and the substantial loss of summer rental income. Summer rentals on Mantucket are now averaging $24,000.00 per season. Year long rentals are averaging $30,000.00 per year. Bridget has been paying the property taxes of $6,000.00 per year and all utilities for this real estate.

Recently, Fifi was killed by a rare white tiger in a Vegas show accident. Bridget and Arnold had an altercation which has resulted in a restraining order issuing against Bridget ordering her to vacate the home for one year. Hans moved in with Arnold and is bragging about finding the jar of coins. Bridget has shot and killed Arnold in a jealous rage.

The Guardian of John Smith has contacted Hans and Bridget alleging that the 1984 deed from John Smith to Napoleon Solo was in fact forged by John Smith's evil twin brother, Carmen. John Smith has been hospitalized in a mental institution since 1985 with a diagnosis of schizophrenia.

Discuss the property rights and liabilities of the parties.
Your Social Security Number: ______________________

Section __________

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Discuss the rights and liabilities of the parties.
MASSACHUSETTS SCHOOL OF LAW

Property Final Exam
Professor Carmen R. Corsaro
December 15, 2003

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Part Three is a long essay question. Please answer same in the Blue Book which you have now labeled "Part Three".
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PART ONE
SUGGESTED TIME ONE HOUR
Discuss the interests and estates of the parties in the following fact patterns. Assume the original
Grantor has a present interest fee simple absolute ownership in the premises prior to the conveyance.
A) Dick conveys to George for life, then to the heirs of George.

B) Dick conveys to George for life, then to the heirs of Pat.
C) Dick conveys to George for life, then to the heirs of Dick.

D) Rudy conveys to Susan for as long as she is married to Richard, then to Jenna and Jill.
E) Larry devises to Moe and Moe's children for as long as Curly lives.

F) Sara conveys to Connie until the Red Sox win the world series, then one week later to Mary until the Yankees win the world series at which time Sara may claim the premises.
G) Tim conveys to Tony until Christmas, then to John if he is alive on New Year’s Eve.

H) Joe conveys to Barbara for life, then to the heirs of Gene if Carl gets married, but if he doesn’t marry, then to Jessica and her heirs.
PART TWO
SUGGESTED TIME ONE HOUR

1. What are three ways that property "passes" to others upon a person's death?

2. What are the four categories of "found" property at common law?

3. Under which category(s) of found property is the maxim "finder's keeper's" usually true?

4. In the jurisdiction of Maintana, a 21 year adverse possession period exists. The statute states: "If any person entitled to bring an action of ejectment is or shall be, at the time any such cause of action accrues, under the age of 21 years, or of unsound mind, such person may commence action or make such entry within ten years after the disability is removed."
Assume Adverse Possessor takes possession on January 1, 1980. Owner and his sons, Joe and Jim, are in a car accident on December 31, 1979. Owner dies on January 1, 1980, his will devises Blueacre to Joe for life with the remainder to Jim. After the accident, Joe remains in a coma for eight years and then dies. When does Adverse Possessor gain title by adverse possession to Blueacre? Explain.
5. Continuing the above fact pattern, in 1992, the property is donated by Jim to the town for a future high school to be named after his father. This is never built due to lack of funding. Adverse Possessor continues in possession. When does he gain title? Explain.

6. O conveys to A and his heirs for life, then to the heirs of B and their heirs. In the above fact pattern, what are words of purchase? What are words of limitation?

7. What interests in land are subject to the Rule Against Perpetuities?
8. Explain how the legal concepts of Trusts and Mortgages are similar.

9. What are the four unities and to what area of law are they related?

10. What are the major methods of partitioning land and which method is favored by most courts at common law?

11. Under what circumstances may one cotenant charge and receive rent from another cotenant?
12. Explain the difference between warranty and special warranty deeds.


14. At common law, under what legal theory does a buyer or seller of realty bear risk of loss prior to closing? Explain.

15. A grants a mortgage of Mauveacre to B as security for a loan of money. B endorses the A's promissory note over to C, but B forgets to execute a formal assignment of the mortgage to C for recording. A defaults on the loan. Can C foreclose on the mortgage? Explain.
16. What are the various types of notice that may prevent a purchaser of real estate from obtaining Bona Fide Purchaser status?

17. A bird flies into your living room, perches on your shoulder and says, "hi". Under what legal theory(s) is the bird yours?

18. Under what legal theory(s) is the bird not yours?

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PART THREE
SUGGESTED TIME ONE HOUR

Atty. Anthony A. Tony was a representative of Phil Anthropist who was known to regularly give preselected individuals the sum of $1,000,000.00 just to see how they would react. Phil was in failing health and decided that before he died he would put his house in order. He called Atty. Tony to his sickbed and told him that he was prepared for the worst.

"I therefore instruct you to do the following. I want you to give my summer home that I had
recently listed for sale with Sellem Realty to my nephew George. I have in my safe at the office $2,000,000.00 in cash and I want you to give it to the person who earns the highest grade point average at Massachusetts Law School at the end of the Spring 2004 semester.”

Phil then gave the key to the safe to Tony and two letters signed by him. One was to the Dean of the Law School telling him, among other things, that Phil had long admired the school. The second was to George stating that he was giving him his summer home in Selisbury, Massachusetts on the condition that Phil could use it during the first two weeks of August for as long as Phil lived, which wouldn’t be long, he thought.

Phil then said to Anthony, “You have been a good friend and counselor, I want you to have my priceless gold and diamond Samurai pen which I know you have long admired”. Anthony picked up the pen from the bureau, handed it to Phil, smiled and said “First you have to sign your new will and the deed of the summer residence to George. I will prepare these for you and be back in two hours.” Tony then put the letters and the key in his pocket and left for his office.

When Tony returned, Phil had taken a turn for the worse and had lapsed into a coma. The next day, Anthony delivered the letters to George and the Dean. Two days later, Phil died never having regained consciousness.

In his last will which he had executed one year prior to his death, Phil had given his whole estate to his now estranged daughter, Marsha. In the new will which he had been working on with Tony he wished to give his estate in full to his nephew George.

Marsha upon hearing of the death of her father, immediately probated the old will which was in her possession. She then telephoned her friend at Faster Realty to place the summer residence on the market. Her friend informed her that she knew a person who was interested in buying it. Within 24 hours Faster had received a written offer to purchase the property from John Jones at a price of $500,000.00. In the interim, George, who had always wanted to own the summer residence, called Marsha and offered to get the sale for Marsha. Marsha agreed and delivered a deed to the property to George in exchange for a check in the amount of $500,000.00.

When George brought the deed to his lawyer for recording, George also showed her the letter from Phil, and the attorney told George to immediately stop payment on the check to Marsha.

The next day, when Marsha found out about the stop payment on the check, she executed a deed to John Jones who paid her the full purchase price in cash.

The following day, George’s lawyer recorded the deed from Marsha to George, and one hour later, John Jones’ attorney recorded Marsha’s deed to Jones.

Discuss the rights and liabilities of the parties.

Thank you for a pleasant semester and happy holidays!
PROPERTY

Professor Carmen R. Corsaro

Final Exam

December 14, 1992
9:00 A.M.-12:00 P.M.

This is a three hour exam. The three questions will be equally weighed and it is recommended that you spend approximately 60 minutes answering each question. Do not identify yourself other than by social security number on your blue book.

Remember that spotting issues is a key to success in this exam. Read questions carefully. Express your answers in a scholarly manner. Each answer should demonstrate power of analysis, capacity to express ideas clearly, as well as familiarity with the subject matter.

Legibility of your script is essential. It is desirable that you write on only one side of the page. Good luck.
On January 1, 1988, Aggie leased a two-story building in Andover to Baggie under a written lease for a term of five years with rent payable in the amount of $1,000 monthly on the first of each month.

The first floor of the building had been used as Aggie's Convenience Store and the second story as Aggie's residence for many years. Baggie also purchased Aggie's store inventory and equipment and opened Baggie's Convenient Store on the first floor. Baggie moved his family, consisting of his wife and two minor children, into the apartment upstairs.

The lease contained a covenant that Baggie "will not without the consent in writing of the Landlord, assign this lease or sublet the whole or any part of said premises." It also contained a clause that "Tenant would keep the premises insured against fire and other casualty".

On January 2, 1989, Baggie assigned the lease to Caggie as partial security for new refrigeration equipment purchased from Caggie for use in the store.

It wasn't contemplated by Baggie or Caggie that Caggie should occupy the store; Baggie continued to occupy and run the business. No notice was given to Aggie of the assignment. It was agreed between Baggie and Caggie that Baggie would continue to pay the rent as it became due and Caggie would only take possession upon a default of payment.

As time passed, Baggie's business wasn't doing well and financial pressures were causing a lot of stress in the Baggie household. On January 3, 1990, after a heated argument with her husband, Mrs. Baggie obtained a domestic violence restraining order against Baggie which prohibited him from entering the building or visiting his children. Despondent and homeless, Baggie returned to his native country.

Mrs. Baggie attempted to continue to run the business, but could not make both the equipment payments to Caggie and the rental payments to Aggie. In March 1990, after three months of non-payment, Caggie exercised his rights under the assignment, entered the store and repossessed the refrigeration equipment. In the process of removing the equipment, the plumbing and heating systems servicing the building were disconnected. After taking the equipment, Caggie assigned the lease to Mr. and Mrs. Baggie by an instrument in writing which he left on the store counter with the original assignment. When Aggie returned from his winter vacation in Florida in April 1990, he realized that $500 in rental payments had been deposited in his account on February 1, 1990 and no other payments had been made since January 1990. When he went to the premises, he found the store empty, the assignments on the counter, and Mrs. Baggie and the children living in the upstairs apartment without running water and using portable space heaters as heat. In the interim, the water lines in the unheated store had frozen causing extensive damage to the heating system, store and basement. Mrs. Baggie refused to pay Aggie any more money, and would not move out as one of her children was seriously ill after being hospitalized with pneumonia.

Discuss the rights and liabilities of the parties.
QUESTION II

Discuss the interests and estates of the parties in the following fact patterns. Assume the original grantor has fee simple absolute ownership prior to the conveyance.

A) Priscilla conveys to Vicky for life, then to Barbara and her heirs, but if Barbara dies without issue, then to Michelle and her heirs.

B) Rob conveys to Eric for life, then if Ray has a daughter, to Ray and his heirs, but if Ray does not have a daughter, to Scott and his heirs.

C) Steve conveys to Chris and his heirs until one month after Chris' death, then to Izzy and his heirs.

D) Mike conveys to Gilbert for life, then to Harry for one year, then to the heirs of Gilbert.

E) Gary conveys to Larry and his heirs until the Boston Red Sox win the World Series, then to the heirs of Gary.

F) Pat conveys to Kristen for life, then to Ryan and his heirs on the condition that if premises is not kept up, Pat shall have the right to reenter the property as of her former estate.

G) Lisa conveys to Lou for life, Lou then conveys all his right, title and interest to Marc.

H) Carmen conveys to Debbie and Anne, as joint tenants, for two thousand years, then to Tony and his heirs.
QUESTION III

Dr. Hannibal Lecture was a psychiatrist with a prosperous practice. He had been married three times and had a child by each marriage, Faye, Chianti and Lamb Chop. After the sudden death of his third wife, he decided that his lifestyle needed a change and that he would retire to a small South American country, do some exploring, and live off the fat of the land. He therefore began to organize his affairs.

He placed most of his money into a bank account under the joint names of himself and Faye. It was his intent to draw from this account during his lifetime in the event that he ever needed additional cash. Most all of his furnishings and personal belongings he stored in a sealed off unit of YOUR SELF-STORAGE, paying ten years storage charges in advance. He received two keys for the unit, kept one key for himself and gave the other to his trusted lawyer, Ivan Hafrekt, with instructions to deliver same to Chianti if he did not receive other instructions within one year.

As to his penthouse condominium, he had his attorney prepare a deed of same to Lamb Chop, with similar instructions to give the deed to her in the event that he was not heard from within one year. Dr. Lecture executed the deed and left for the jungles of the Amazon.

After a few months, federal agent Clarice Starling contacted Faye as to the whereabouts of Dr. Lecture relative to an investigation concerning the disappearance of a census taker. It was then that Faye learned of the joint bank account. In the interim, a noted criminal by the name of Buffalo Bill had broken into YOUR SELF-STORAGE and taken numerous articles from Lecture's unit. Among the articles taken was a set of Dr. Lecture's paintings, he being an excellent amateur artist. Little did Bill know that behind one of these paintings was Michaelangelo's Duomo Scene from The Belvedere which had been hidden there by the Doctor for safekeeping.

Shortly thereafter, Hafrekt received a telephone call from the Doctor and advised Lecture that Agent Starling had been asking about him. The doctor informed Hafrekt that he was about to embark on a two week safari-like adventure into unexplored territory inhabited by man eating natives. If Hafrekt did not hear from Lecture within thirty days he was to assume the worst and deliver the key and the deed to Chianti and Lamb Chop respectively.

In the meantime, Buffalo Bill had fenced some of the stolen articles, including the paintings, to Miggs, an art dealer of some disrepute. Miggs thinking the same worthless, donated them to Charitable Hospital for sale at their annual auction, hoping to obtain a substantial tax deduction. At the auction, the paintings were purchased by a Dr. Chilton for Five Hundred Dollars.

Thirty days went by and no word was received from Hannibal Lecture. Hafrekt called all Lecture's children to his office and informed them that he expected the worst had happened. He delivered the deed and keys as instructed.

Discuss the rights and liabilities of the parties.