

Estate	Duration	Future Interest	Words
Fee Simple	Forever	To A's heirs in fee simple	To A and his heirs
Life Estate	A's life	O has reversion in fee simple	To A for Life
	A's life	B and his heirs have remainder in fee simple	To A for life, then to B and his heirs
Fee Simple Determinable	So long as Blackacre is used as a school	O has possibility of reverter in fee simple Automatic	To A, so long as Blackacre is used as a school
Fee Simple subject	A - fee simple subject	B has right of entry in	To A, but if Blackacre

to Conditio n Subsequ ent	to condition subsequ ent	fee simple Not automati c	e used for industrial purposes , then B has right of entry
Fee Simple subject to Executor y Interest			

2 Types of Remainders

Vested Remainders:

1- given to ascertained person
(named) AND

2- is not subject to condition
precedent (NOT natural death)

-- if person ascertained AND follow
natural death --> vested.

Otherwise --> Contingent
Remainders

To A for life, then B and his heirs

A - life estate

B - vested remainder in fee simple

(B is ascertained, no condition precedent).

From O (and his heirs) To A for life, then to B's children (and their heirs)

B is childless

O has reversion

Future interest - contingent remainder in fee simple for the children

From O to A for life, then B's children

B has a child, named C.

1 - ascertained (c)

2 - no condition precedent, natural
--> vested remainder subject to open

O reversion in fee simple

To A for life, then to B and her heirs if B marries during A's lifetime

Present = life estate in A

Future = B has a contingent

remainder in fee simple (B is
ascertained, Condition precedent
= marriage)

O = reversion

O conveys Blackacre to A for life,
then to B if B gives A a proper
funeral.”

A = present interest, life estate

O has it temporarily

B gives funeral, O loses it.

O has Fee simple subject to
executory interest

B - executory interest

1 - A has present interest life
estate

2 - O has future interest in
reversion in fee simple subject to
executory interest

3 - B has future interest in
executory interest