

1980s- C sold Blackacre to D -
easement, no hunting.

1999-2005: Eyeore on land, deed
at sheriff sale, never recorded

2005-2011: O occasionally on
land, with deed, not recorded

2007~ - sheriff sale invalid

1/1/11 - A buys Blackacre from O,
GWD

6/1/11 - O sold Blackacre to
Bambi, \$50k, QUIT-claim deed. O
didn't sign deed. B recorded. BFP.

1/1/12 - A records

1/2/12 - A enters, opens hunting