

Prop2 Class 9

Chain of Title

Lis Pendens

2/92 - K \$2.3 million

2/23- Fontana records lis pendens

2/25 - Lewis pays Shipley \$350k

2/28 - Closing, deed recorded, \$2 million note

2/29 -Lis Pendens is indexed

3/92 -paid off note

9/93 - Lewises served in lawsuit

1. Actual
2. Record
3. Inquiry

2/1/22 - Susan gives to Maude life estate, remainder in fee simple to Maude's children

1928- 3/4 Susan's heirs grant to Susan in fee simple. Recorded

--> Maude has life estate

2/33 - Mortgaged for \$50, defaulted

1995 - Paradise

1957- Discover deed

--> Paradise owns it as long as Maude is alive

1972 - Maude Dies

--> Life estate ends, Maude's children get remainder