

Prop1 Class 9 - Estates I

Primogeniture

Estate

1. Who owns it? (Purchasing it)
2. When does he own it?
(Limitations)

Own - a stick from the bundle

Fee Simple/Fee Simple Absolute

Grants (Conveyance)

1. Fee Simple

To A, and his heirs - full bundle of sticks

(From O) To A - words of purchase

Grantor - O giving

Grantee - A receiving

Question 1

And his Heirs - words of limitation

A's heirs (Flexible)

Question 2

2. Life Estate

who owns it? me

how long? till i die

(From O) To A, For Life

O had Fee Simple (all sticks)

O gave A 1 stick (Life Estate)

A Dies, "Reversion" to O

O has fee simple once again

Prob. 1 - 194

O conveys Blackacre to "A for life,
then to B forever."

At the beginning - O has fee
simple

What estate does A have? **Life
estate**

What estate does B have?

Before A dies, what estate does B
have? Future interest -

Remainder

At the time of A's death, what
estate does B have? Fee Simple

Painting From Father, to the
Father for Life, then the son and
his heirs

At the beginning, dad had fee
simple

Second clause, dad had a life
estate

Third Clause, son has a remainder
(future interest)