

Question: O conveys “to A for life, then to B and her heirs if B survives A, and if B does not survive A to C and his heirs.”

Which of the following are true

- A. B and C have vested remainders
- B. B and C have contingent remainders
- C. B has a vested remainder and C has a contingent remainder
- D. B has a contingent remainder and C has a vested remainder
- E. None of the Above

Example 8 -

B - vested remainder subject to C’s executory interest

C - executory interest

Pairings

Example 7 - Life Estate - Contingent Remainder - Contingent Remainder

Example 8 - Life Estate - Vested Remainder - Executory Interest

| Estate | Duration | Future Interest | Words |
|--------|----------|-----------------|-------|
|--------|----------|-----------------|-------|

|  |         |  |   |
|--|---------|--|---|
| <b>(Present)</b>                           |         |  |   |
| Fee Simple                                 | Forever | A's heir   | To A and his heirs  |
| Life Estate                                |         | <p>1 - O has reversion in fee simple (Grantor)</p> <p>2- B has vested remainder in fee simple (Grantee)</p> <p>3- B's heirs have contingent remainder</p> <p>4- B has contingent remainder<br/>O has reversion subject to B's contingent remainder</p> | <p>1- (From O) to a for Life</p> <p>2- To A for life, then to Be and his heirs</p> <p>3- To A for life, then to B's heirs</p> <p>4- From O to A for life, then to B and his heirs if he graduates law school before A dies.</p> |
| Fee Simple Determinable                    |         | O has possibility of reverter (automatic)  | From O to A so long as Blackacare used for school purposes.   |
| Fee Simple subject to Condition Subsequent |         | O has right of entry (not automatic)   | From O to A and his heirs, but if Blackacare not used as a school, O has right of entry   |

|  |  |                          |  |
|--|--|--------------------------|--|
| Fee Simple subject to Executory Interest |  | B has executory interest | From O to A and his heirs, but if Blackacare not used as a school, then to B and his heirs |
|--|--|--------------------------|--|

Shifting Executory Interest - Cutting short interest in another transferee (B)

Springing Executory Interest - Cutting short interest in the transferor

1 - O conveys Blackacare to A for life, then to B if B gives A proper funeral.”

A = life estate

O = Reversion subject to B's executory interest

B = springing executory interest

O Conveys Blackacare to A for life.

2 - O conveys Blackacre to A for Life, then to B and her heirs if B marries during A's lifetime.

O conveys Blackcare to A for life, then to B and her heirs, but if B dies under the age of 21, to C and her heirs

B = 15.

A = life estate.

B = vested remainder subject to C's shifting executory interest

C = shifting executory interest

Example 16-

A = fee simple subject to B's shifting executory interest

B = shifting executory interest

Example 17 -

A = fee simple determinable subject to B's shifting executory interest

B = shifting executory interest subject to a term of 20 yrs

to Hartford School Board, but if the premises are not used for school purposes during the next 20 years, then to Town Library, but if the Town Library does not use for school purposes, O has right of entry.

A = Life Estate

Children = vested remainder subject to open **in fee simple**, and subject to complete divestment by B's shifting executory interest

B = shifting executory interest

O = Reversion subject to divestment on A's children  
outliving A

From O to A and his heirs.