

Class 9 - Chain of Title

Bd of Education v. Hughes

	Executed	Recorded
Horger to Hughes	5/16/06 (name blank- nullity until name is added) 1st	12/16/10 2nd
Horger to D&W	4/27/09 2nd	12/21/10 3rd
D&W to Board of Ed	11/19/09 3rd	1/27/10 1st

1. When 1906 deed become operative? 12/16/10

2. Hughes could not have known about deed from Horger to DW, outside his chain of title

Guillette

Gilmore- sold several plots of land one of the plots had a restriction

O conveys Blackacre to A (no deed)

A conveys Blackacre to B

B records

O gives deed to Blackacre to A

A records

A conveys to C, C has no knowledge

C records

Search grantor for A, you'd find A

to B deed: A-B Deed

Old Rule = B wins, could've found

New Rule = C wins

Daniels v. Anderson

Lewis v. Superior Act

2/92 Lewises contract ot by house

2/23/92- Fontana recroded lis

pendens against Shipley

2/28/92- closed, and recorded

2/29/92- lis penens indexed

Made Payments - constructive notice?

9/93 - served (actual notice)

Alexander v. Andrews

actual
record
inquiry

Harper v. Paradise

2/1/22 - Susane gives Maude deed

- life estate, remainder

1925 - susan dies

1928 - heir assign interest to

Maude- fee simple

1936- Thornton wins sheriff's sale

1936- Thornton conveys to

Paradise

1957 - deed rediscovered,
recorded

1972 - Maude dies, her remainder
wants land

Which deed has priority?

1922- life estate: remainders get it

1928-fee simple: paradise