

Subinfeudation

Mesne

Statute Quia Emptores

Estate - describes a relationship
between a person and property

1 - Who owns it?

2- When do they own it? (Present
interest, Future interest)

Types of Estates.

1 - Fee Simple

Josh owns it forever

Josh owns Blackacre and when
Josh dies it goes to Josh's heirs.

Who owns it?

Present interest - Josh

Future interest - Josh's heirs

When Josh dies, heir's future
interest becomes present.

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Josh sells Blackacre to Landon.

Present interest - Landon

Future interest - Landon's heirs

ALienable - can transfer

Blackacre to Josh and his heirs.

Present Interest - Josh has
present till I die

Future interest - Josh's heirs has
future interest.

-- JOsh dies

Present interest - JOsh's heirs

Future Interest - Heirs of Josh's
heirs

Escheat

Types of Estates:

1- Fee Simple : "To A and his
heirs"

2 - Life Estate : "To A for life, then
to B and his heirs"

Father started w fee simple.

From Father to Father for life, then
to Son and his heirs

Present interest - Father has life
estate

Future Interest - Son has

Remainder in Fee Simple