

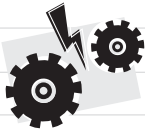
# Table of Contents



## 1. Possession Rights to Found Property 1

*The Watch and the Worker*

• Replying to a Client E-mail



## 2. Trespass and Adverse Possession 7

*The Misplaced Mechanical System*

• Writing a Demand Letter



## 3. Gifts 13

*The Shoe Box in the Basement*

• Counseling an Elderly Client



## 4. Present and Future Interests 21

*No Drinking, Smoking or Soccer Allowed*

• Writing an Executive Summary



## 5. Co-Ownership Relationships 33

*The Surgeons and Their Spouses*





• Interviewing New Clients



## 6. Landlord and Tenant Relationships 41

*Pets Galore*

• Negotiating a Lease Agreement

|  |   |
|--|---|
|   | <b>7. Real Estate Disclosures</b> 51<br><i>The Money Pit</i><br>• Litigating Disclosure Claims                    |
|   | <b>8. Conveying Title to Real Estate</b> 63<br><i>For Sale: Memorial Stadium</i><br>• Drafting Real Estate Deeds  |
|   | <b>9. Easements</b> 75<br><i>Seeds and Signs</i><br>• Drafting an Easement  |
|  | <b>10. Takings for Public Use</b> 89<br><i>The Road Improvement Project</i><br>• Negotiating a Condemnation Award |
|  | <b>Appendix A</b> 105<br><i>Selected Provisions of the Model<br/>Rules of Professional Conduct</i>                |
|  | <b>Appendix B</b> 125<br><i>Client Time Sheets</i>  |