

TABLE OF CONTENTS

ACKNOWLEDGMENTS.....	iii
Chapter 1. Introduction.....	1
Chapter 2. Fee Simple Absolute; Two Expirable Estates and Their Related Future Interests.....	3
A. Fee Simple Absolute	3
B. Expirable Estates.....	4
1. Life Estate	4
2. Fee Tail.....	5
C. Future Interests Following Expirable Estates (Life Estate and Fee Tail)	6
1. Reversion	7
2. Remainder	7
D. Fully Assessing Title	8
E. Classifying Remainders by the Present Estate They Will Become	8
F. Practice Problems	9
G. Class Discussion Problems.....	11
Chapter 3. Further Classifying Remainders; Destructibility	13
A. Vested Remainders	13
B. Contingent Remainders.....	14
C. Alternative Contingent Remainders	15
D. Reversion following a Contingent Remainder	15
E. Destructibility of Contingent Remainders	16
F. One Final Complexity.....	19
G. Practice Problems	20
H. Class Discussion Problems.....	23
Chapter 4. Two Additional Common Law Rules Limiting Remainders	27
A. The Rule in Shelley's Case	27
B. The Rule against Perpetuities (RAP)	28
C. Applying the RAP to Contingent Remainders	30
D. Applying the RAP to Class Remainders.....	32
E. Practice Problems	35
F. Class Discussion Problems.....	38
Chapter 5. Defeasible Estates Followed by a Future Interest in the Grantor.....	41
A. Determinable Estates and the Possibility of Reverter	41
1. Fee Simple Determinable	41
2. Life Estate Determinable	41
3. Possibility of Reverter.....	42
B. Estates Subject to a Condition Subsequent and the Right of Entry	43
1. Fee Simple Subject to a Condition Subsequent	43
2. Life Estate Subject to a Condition Subsequent	43
3. Right of Entry.....	43
C. Statutes of Limitation for Possibilities of Reverter and Rights of Entry.....	45
D. Practice Problems	46
E. Class Discussion Problems.....	49
Chapter 6. Defeasible Estates Followed by a Future Interest in a Grantee; Executory Interests; the Doctrine of Worthier Title	53
A. Revisiting Determinable Estates and Expanding the Future Interests That Follow Them	53
B. Estates Subject to an Executory Limitation	53

C. Another Future Interest in a Grantee—The Executory Interest	54
D. Two Types of Executory Interests.....	55
E. Complexities Involving Defeasible Life Estates	56
F. The Doctrine of Worthier Title.....	57
G. Practice Problems	59
H. Class Discussion Problems.....	61
Chapter 7. The Effect of Executory Limitations on Vested Remainders	65
A. Distinguishing Conditions Precedent, Conditions Subsequent, and Determinable Clauses.....	65
B. Distinguishing Contingent and Vested Remainders Followed by an Executory Interest	66
C. Three Vested Remainders Followed by an Executory Interest	67
1. Vested Remainder, Subject to Divestment.....	67
2. Vested Remainder in an Estate Subject to an Executory Limitation	68
3. Vested Remainder, Subject to Divestment, in an Estate Subject to an Executory Limitation.....	69
D. A Brief Further Clarification of Defeasible Life Estates.....	70
E. Practice Problems	71
F. Class Discussion Problems.....	73
Chapter 8. Non-Destructible Contingent Remainders; The RAP and Executory Interests	77
A. Non-Destructibility—Contingent Remainders Can Transform into Executory Interests	77
B. The RAP and Executory Interests	78
C. How the RAP Can Affect Other Interests	80
D. Elimination of Destructibility and Resulting RAP Issues	80
E. Practice Problems	82
F. Class Discussion Problems.....	85
Chapter 9. Other Modern Reforms and Complexities	87
A. The Abolition of the Fee Tail.....	87
B. RAP Reform—The Uniform Statutory Rule against Perpetuities (USRAP)	87
C. Modern Complexity—Life Estate vs. Fee.....	88
D. Reforms in the Restatement (3d) of Property	89
E. Practice Problems	90
F. Class Discussion Problems.....	91
Chapter 10. Additional Practice Problems	95
Chapter 11. Answers to Chapter Practice Problems.....	99
Chapter 2.....	99
Chapter 3.....	101
Chapter 4.....	107
Chapter 5.....	114
Chapter 6.....	119
Chapter 7.....	123
Chapter 8.....	125
Chapter 9.....	134
Chapter 10.....	138
INDEX	147