

PROPERTY PRACTICE QUESTIONS

QUESTION 10B

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Topic: Real Property

Sub-topics: Present Defeasible Estates

Type: Short Answer

Difficulty: Easy

Time: 30 minutes

1. **G: “To A and his heirs so long as A does not drop out of law school.”**
 - A. What does A Have?
 - B. What do A’s heirs have?
 - C. What does G have?
 - D. What will A have once he graduates from law school?

2. **G: “To A and his heirs but if A gets divorced, then the grant shall be void.”**
(A is currently married)
 - A. What does A have?
 - B. What do A’s heirs have?
 - C. What does G have?

3. **G: “To A and his heirs to use as a school, but if premises are used for something other than a school, then to C and his heirs.”**
 - A. What does A have?
 - B. What do A’s heirs have?
 - C. What does C have?

4. **G: “Due to my love for parks and wildlife, I this day deed, transfer and convey a certain parcel of land to A so long as A maintains a national park on the aforesaid parcel of land.”**
- A. What does A have at common law?
 - B. What does G have?
5. **G: “I grant this parcel of land to A for 10 years, but if A stops drilling for oil during these 10 years, the grant will pass to B.” A is currently drilling for oil.”**
- A. What does A have?
 - B. What does B have?
 - C. What does G have?
6. **G: “I grant blackacre to X and his heirs to have and to hold while X continues to work as a nurse.”**
- A. What does X have
 - B. What do X’ heir have?
 - C. What does G have?
7. **G: “I grant this land to my daughter Linda for so long as she continues to live in Texas, but if Linda moves out of Texas, the land will belong to my son Josh and his heirs.”**
- A. What does Linda have at common law?
 - B. What does Josh have?
 - C. What does G have?
8. **G: “I grant my parcel of land to my nephew George and his heirs until George starts smoking.”**
- A. What does George have?
 - B. What do George’s heirs have?
 - C. What does G have?
9. **G: “To Sally for Peter’s life, but if Sally does not graduate from high school, G may reenter and claim the property.”**
- A. What does Sally have
 - B. What does Peter have?
 - C. What does G have?

- D. What does Sally have after she graduates from high school?
- E. What does G have after Sally graduates from high school?

10. G: “I grant this land to my children and their heirs, but it can only be used for organic farming”

- A. Do the grantor’s children have any limitation on their grant? Explain why.
- B. Did the grantor retain anything?