

Chapter 02: Land Interests: Present and Future

True / False

1. A fee simple absolute is a freehold estate.

- a. True
- b. False

ANSWER: True

POINTS: 1

QUESTION TYPE: True / False

HAS VARIABLES: False

TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests

DATE CREATED: 12/14/2015 1:20 AM

DATE MODIFIED: 12/14/2015 1:21 AM

2. Freehold means that an interest in land is inheritable.

- a. True
- b. False

ANSWER: False

POINTS: 1

QUESTION TYPE: True / False

HAS VARIABLES: False

TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests

DATE CREATED: 12/14/2015 1:21 AM

DATE MODIFIED: 12/14/2015 1:21 AM

3. A fee simple absolute can be conveyed by will.

- a. True
- b. False

ANSWER: True

POINTS: 1

QUESTION TYPE: True / False

HAS VARIABLES: False

TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests

DATE CREATED: 12/14/2015 1:22 AM

DATE MODIFIED: 12/14/2015 1:24 AM

4. Violation of a restriction in a fee simple determinable results in an automatic loss of the present interest.

- a. True
- b. False

ANSWER: True

POINTS: 1

QUESTION TYPE: True / False

HAS VARIABLES: False

TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests

DATE CREATED: 12/14/2015 1:24 AM

DATE MODIFIED: 11/4/2020 12:32 PM

5. Violation of a restriction in a fee simple subject to a condition subsequent results in an automatic loss of interest.

- a. True

b. False

ANSWER: False
POINTS: 1
QUESTION TYPE: True / False
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 1:25 AM
DATE MODIFIED: 12/14/2015 1:25 AM

6. A fee tail (at common law) is inheritable only by lineal descendants.

a. True
b. False

ANSWER: True
POINTS: 1
QUESTION TYPE: True / False
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 1:26 AM
DATE MODIFIED: 12/14/2015 1:26 AM

7. In all of the states, a fee tail is treated as a fee simple absolute.

a. True
b. False

ANSWER: False
POINTS: 1
QUESTION TYPE: True / False
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 1:26 AM
DATE MODIFIED: 12/14/2015 1:26 AM

8. A life estate can be transferred by will.

a. True
b. False

ANSWER: False
POINTS: 1
QUESTION TYPE: True / False
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 1:26 AM
DATE MODIFIED: 12/14/2015 1:27 AM

9. A life estate cannot be mortgaged.

a. True
b. False

ANSWER: False
POINTS: 1
QUESTION TYPE: True / False

HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 1:27 AM
DATE MODIFIED: 12/14/2015 1:27 AM

10. A life estate can be transferred by the holder.

- a. True
- b. False

ANSWER: True
POINTS: 1
QUESTION TYPE: True / False
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 1:27 AM
DATE MODIFIED: 12/14/2015 1:27 AM

11. A life tenant has the right of undisturbed possession of the life estate.

- a. True
- b. False

ANSWER: True
POINTS: 1
QUESTION TYPE: True / False
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 1:29 AM
DATE MODIFIED: 12/14/2015 1:30 AM

12. Creditors cannot accept a life estate as security for a loan.

- a. True
- b. False

ANSWER: False
POINTS: 1
QUESTION TYPE: True / False
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 1:30 AM
DATE MODIFIED: 12/14/2015 1:30 AM

13. Waste is an act or omission that causes permanent loss to the life estate.

- a. True
- b. False

ANSWER: True
POINTS: 1
QUESTION TYPE: True / False
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 1:30 AM
DATE MODIFIED: 12/14/2015 1:30 AM

14. A non-freehold estate is non-inheritable.

- a. True
- b. False

ANSWER: True

POINTS: 1

QUESTION TYPE: True / False

HAS VARIABLES: False

TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests

DATE CREATED: 12/14/2015 1:31 AM

DATE MODIFIED: 12/14/2015 1:31 AM

15. A tenancy for years is properly terminated with one rental period's notice.

- a. True
- b. False

ANSWER: False

POINTS: 1

QUESTION TYPE: True / False

HAS VARIABLES: False

TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests

DATE CREATED: 12/14/2015 1:31 AM

DATE MODIFIED: 12/14/2015 1:32 AM

16. A tenancy for a period and a periodic tenancy are the same interests.

- a. True
- b. False

ANSWER: False

POINTS: 1

QUESTION TYPE: True / False

HAS VARIABLES: False

TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests

DATE CREATED: 12/14/2015 1:32 AM

DATE MODIFIED: 12/14/2015 1:32 AM

17. A tenancy at will is created in the same manner as a periodic tenancy.

- a. True
- b. False

ANSWER: False

POINTS: 1

QUESTION TYPE: True / False

HAS VARIABLES: False

TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests

DATE CREATED: 12/14/2015 1:33 AM

DATE MODIFIED: 12/14/2015 1:34 AM

18. A tenancy at sufferance exists after the termination of a prior lease but before acceptance of rent by the landlord.

- a. True
- b. False

ANSWER: True

POINTS: 1
QUESTION TYPE: True / False
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 1:34 AM
DATE MODIFIED: 12/14/2015 1:34 AM

19. A tenancy at will can exist by specific agreement.

- a. True
- b. False

ANSWER: True
POINTS: 1
QUESTION TYPE: True / False
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 1:34 AM
DATE MODIFIED: 12/14/2015 1:34 AM

20. A tenancy at sufferance can continue even after the tenant pays rent.

- a. True
- b. False

ANSWER: False
POINTS: 1
QUESTION TYPE: True / False
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 1:35 AM
DATE MODIFIED: 12/14/2015 1:35 AM

21. Both the fee simple determinable and the fee simple subject to a condition subsequent are fee simple defeasible estates.

- a. True
- b. False

ANSWER: True
POINTS: 1
QUESTION TYPE: True / False
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 1:35 AM
DATE MODIFIED: 12/14/2015 1:35 AM

22. "To A for the life of B" creates a life estate in B.

- a. True
- b. False

ANSWER: False
POINTS: 1
QUESTION TYPE: True / False
HAS VARIABLES: False

TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 1:36 AM
DATE MODIFIED: 12/14/2015 1:36 AM

23. "To A for life" is an example of a life estate.

- a. True
- b. False

ANSWER: True
POINTS: 1
QUESTION TYPE: True / False
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 1:36 AM
DATE MODIFIED: 12/14/2015 1:36 AM

24. "To A so long as the property is not used for a toxic waste dump" is an example of a fee simple subject to a condition subsequent.

- a. True
- b. False

ANSWER: False
POINTS: 1
QUESTION TYPE: True / False
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 1:37 AM
DATE MODIFIED: 12/14/2015 1:37 AM

25. "To A for ten years" is an example of a life estate.

- a. True
- b. False

ANSWER: False
POINTS: 1
QUESTION TYPE: True / False
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 1:37 AM
DATE MODIFIED: 12/14/2015 1:37 AM

26. Both the possibility of reverter and right of entry can be transferred inter vivos.

- a. True
- b. False

ANSWER: True
POINTS: 1
QUESTION TYPE: True / False
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 1:37 AM
DATE MODIFIED: 12/14/2015 1:38 AM

27. A possibility of reverter is a future interest that accompanies the creation of a fee simple subject to a condition subsequent.

- a. True
- b. False

ANSWER: False
POINTS: 1
QUESTION TYPE: True / False
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 1:38 AM
DATE MODIFIED: 12/14/2015 1:39 AM

28. The possibility of reverter requires some action on the part of the grantor to become a present interest.

- a. True
- b. False

ANSWER: False
POINTS: 1
QUESTION TYPE: True / False
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 1:39 AM
DATE MODIFIED: 12/14/2015 1:42 AM

29. The fee simple determinable carries with it the future interest of power of termination.

- a. True
- b. False

ANSWER: False
POINTS: 1
QUESTION TYPE: True / False
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 1:54 AM
DATE MODIFIED: 12/14/2015 1:54 AM

30. Most states have a presumption favoring a fee simple determinable language construction.

- a. True
- b. False

ANSWER: False
POINTS: 1
QUESTION TYPE: True / False
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 1:55 AM
DATE MODIFIED: 12/14/2015 1:55 AM

31. A reversion follows a fee simple determinable.

- a. True
- b. False

ANSWER: False
POINTS: 1
QUESTION TYPE: True / False
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 1:55 AM
DATE MODIFIED: 12/14/2015 1:55 AM

32. A remainder is a future interest in one other than the grantor.

- a. True
- b. False

ANSWER: True
POINTS: 1
QUESTION TYPE: True / False
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 1:56 AM
DATE MODIFIED: 12/14/2015 1:56 AM

33. A vested remainder subject to partial divestment exists when a remainder is given to a group which can expand in size.

- a. True
- b. False

ANSWER: True
POINTS: 1
QUESTION TYPE: True / False
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 1:56 AM
DATE MODIFIED: 12/14/2015 1:56 AM

34. A vested remainder subject to complete divestment is one that is created by conditional language following the grant.

- a. True
- b. False

ANSWER: True
POINTS: 1
QUESTION TYPE: True / False
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 1:56 AM
DATE MODIFIED: 12/14/2015 1:57 AM

35. When a remainder is given to the heirs of a then-living person, the remainder is vested.

- a. True
- b. False

ANSWER: False
POINTS: 1
QUESTION TYPE: True / False
HAS VARIABLES: False

TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 1:57 AM
DATE MODIFIED: 12/14/2015 1:57 AM

36. If a contingent remainder fails, the grantor holds a reversion.

- a. True
- b. False

ANSWER: True
POINTS: 1
QUESTION TYPE: True / False
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 1:57 AM
DATE MODIFIED: 12/14/2015 1:57 AM

37. Only vested remainders can be transferred.

- a. True
- b. False

ANSWER: False
POINTS: 1
QUESTION TYPE: True / False
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 1:58 AM
DATE MODIFIED: 12/14/2015 1:58 AM

38. An executory interest is a future interest in the grantor.

- a. True
- b. False

ANSWER: False
POINTS: 1
QUESTION TYPE: True / False
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 2:00 AM
DATE MODIFIED: 12/14/2015 2:00 AM

39. The Rule in Shelley's case applies to remainders given to the heirs of a life estate holder.

- a. True
- b. False

ANSWER: True
POINTS: 1
QUESTION TYPE: True / False
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 2:00 AM
DATE MODIFIED: 12/14/2015 2:00 AM

40. The Rule Against Perpetuities is applicable only to contingent remainders and executory interests.

- a. True
- b. False

ANSWER: True
POINTS: 1
QUESTION TYPE: True / False
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 2:01 AM
DATE MODIFIED: 12/14/2015 2:01 AM

41. When there is a gap between present and future interests, an executory interest is created.

- a. True
- b. False

ANSWER: True
POINTS: 1
QUESTION TYPE: True / False
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 2:01 AM
DATE MODIFIED: 12/14/2015 2:01 AM

42. The Rule Against Perpetuities is applicable to reversions.

- a. True
- b. False

ANSWER: False
POINTS: 1
QUESTION TYPE: True / False
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 2:01 AM
DATE MODIFIED: 12/14/2015 2:01 AM

43. A possibility of reverter is non-transferable.

- a. True
- b. False

ANSWER: False
POINTS: 1
QUESTION TYPE: True / False
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 2:02 AM
DATE MODIFIED: 12/14/2015 2:02 AM

44. A life estate plus a remainder equals a fee simple.

- a. True
- b. False

ANSWER: True

POINTS: 1
QUESTION TYPE: True / False
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 2:02 AM
DATE MODIFIED: 12/14/2015 2:02 AM

45. The Rule Against Perpetuities provides that a grant must vest within 21 years from the time it is made.

- a. True
- b. False

ANSWER: False
POINTS: 1
QUESTION TYPE: True / False
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 2:03 AM
DATE MODIFIED: 12/14/2015 2:03 AM

46. The Rule in Shelley's Case is applied in all states.

- a. True
- b. False

ANSWER: False
POINTS: 1
QUESTION TYPE: True / False
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 2:03 AM
DATE MODIFIED: 12/14/2015 2:03 AM

47. "To my son A for life, then if my granddaughter, Sheila, is married, to Sheila" gives Sheila a contingent remainder.

- a. True
- b. False

ANSWER: True
POINTS: 1
QUESTION TYPE: True / False
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 2:03 AM
DATE MODIFIED: 12/14/2015 2:04 AM

48. "To my son A for life, then if my granddaughter, Sheila, is married, to Sheila." Sheila's interest is void under the Rule Against Perpetuities.

- a. True
- b. False

ANSWER: False
POINTS: 1
QUESTION TYPE: True / False
HAS VARIABLES: False

TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 2:04 AM
DATE MODIFIED: 11/4/2020 12:34 PM

49. "To my alma mater for use as a faculty club and if it is ever not so used, to my son" gives the son a contingent remainder.

- a. True
- b. False

ANSWER: False
POINTS: 1
QUESTION TYPE: True / False
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 2:04 AM
DATE MODIFIED: 12/14/2015 2:04 AM

50. "To my alma mater for use as a faculty club and if it is ever not so used, to my son" violates the Rule Against Perpetuities and does not apply to the son's interest.

- a. True
- b. False

ANSWER: True
POINTS: 1
QUESTION TYPE: True / False
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 2:05 AM
DATE MODIFIED: 11/4/2020 12:36 PM

51. The Rule Against Perpetuities has been eliminated or changed in some states.

- a. True
- b. False

ANSWER: True
POINTS: 1
QUESTION TYPE: True / False
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 2:05 AM
DATE MODIFIED: 12/14/2015 2:05 AM

52. The Rule Against Perpetuities applies to executory interests.

- a. True
- b. False

ANSWER: True
POINTS: 1
QUESTION TYPE: True / False
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 2:05 AM

DATE MODIFIED: 11/4/2020 12:37 PM

53. "To A" creates a fee simple interest.

- a. True
- b. False

ANSWER: True

POINTS: 1

QUESTION TYPE: True / False

HAS VARIABLES: False

TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests

DATE CREATED: 12/14/2015 2:06 AM

DATE MODIFIED: 12/14/2015 2:06 AM

54. Many states have eliminated the fee tail.

- a. True
- b. False

ANSWER: True

POINTS: 1

QUESTION TYPE: True / False

HAS VARIABLES: False

TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests

DATE CREATED: 12/14/2015 2:06 AM

DATE MODIFIED: 12/14/2015 2:06 AM

55. "To A for life, then to B," gives B a vested remainder.

- a. True
- b. False

ANSWER: True

POINTS: 1

QUESTION TYPE: True / False

HAS VARIABLES: False

TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests

DATE CREATED: 12/14/2015 2:07 AM

DATE MODIFIED: 12/14/2015 2:07 AM

56. Most states no longer recognize freehold estates.

- a. True
- b. False

ANSWER: False

POINTS: 1

QUESTION TYPE: True / False

HAS VARIABLES: False

TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests

DATE CREATED: 12/14/2015 2:07 AM

DATE MODIFIED: 12/14/2015 2:07 AM

57. A fee tail is a fee simple defeasible.

- a. True

b. False

ANSWER: False
POINTS: 1
QUESTION TYPE: True / False
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 2:08 AM
DATE MODIFIED: 12/14/2015 2:08 AM

58. Creditors can treat a fee tail as a fee simple estate.

a. True
b. False

ANSWER: True
POINTS: 1
QUESTION TYPE: True / False
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 2:08 AM
DATE MODIFIED: 12/14/2015 2:08 AM

59. A life estate lasts only as long as the holder is an heir of the grantor.

a. True
b. False

ANSWER: False
POINTS: 1
QUESTION TYPE: True / False
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 2:08 AM
DATE MODIFIED: 12/14/2015 2:08 AM

60. The rule against perpetuities applies to options.

a. True
b. False

ANSWER: False
POINTS: 1
QUESTION TYPE: True / False
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 2:09 AM
DATE MODIFIED: 12/14/2015 2:09 AM

61. The rule in Shelley's Case means that the present and future interests are merged when the grantor has given a life estate to himself and the remainder to his heirs.

a. True
b. False

ANSWER: True
POINTS: 1

QUESTION TYPE: True / False
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 2:09 AM
DATE MODIFIED: 12/14/2015 2:09 AM

62. The rule against perpetuities applies to fee simple determinable.

- a. True
- b. False

ANSWER: False
POINTS: 1
QUESTION TYPE: True / False
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 2:09 AM
DATE MODIFIED: 12/14/2015 2:10 AM

63. The rule in Shelley's Case applies to leases.

- a. True
- b. False

ANSWER: False
POINTS: 1
QUESTION TYPE: True / False
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 2:10 AM
DATE MODIFIED: 12/14/2015 2:10 AM

64. "To A for life and then to A's wife if she has not married," is an example of a contingent remainder.

- a. True
- b. False

ANSWER: True
POINTS: 1
QUESTION TYPE: True / False
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 2:10 AM
DATE MODIFIED: 12/14/2015 2:10 AM

65. If a grantor reserves the right to re-enter the property and take possession of it, then the grantor has created a fee simple.

- a. True
- b. False

ANSWER: False
POINTS: 1
QUESTION TYPE: True / False
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests

DATE CREATED: 12/14/2015 2:11 AM

DATE MODIFIED: 12/14/2015 2:11 AM

Multiple Choice

66. "To A for life" is an example of:

- a. A life estate.
- b. A life estate *pur autre vie*.
- c. A tenancy for years.
- d. A tenancy at will.

ANSWER: a

POINTS: 1

QUESTION TYPE: Multiple Choice

HAS VARIABLES: False

TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests

DATE CREATED: 12/14/2015 2:11 AM

DATE MODIFIED: 11/4/2020 12:38 PM

67. "To A so long as the premises are used for the operation of a restaurant," is an example of:

- a. A fee simple absolute.
- b. A fee simple subject to a condition subsequent.
- c. A fee simple determinable.
- d. Tenancy at will.

ANSWER: c

POINTS: 1

QUESTION TYPE: Multiple Choice

HAS VARIABLES: False

TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests

DATE CREATED: 12/14/2015 2:12 AM

DATE MODIFIED: 11/4/2020 1:18 PM

68. "To A and the female heirs of her body" is an example of:

- a. A fee simple subject to a condition subsequent.
- b. A fee simple determinable.
- c. A fee tail estate.
- d. A life estate.

ANSWER: c

POINTS: 1

QUESTION TYPE: Multiple Choice

HAS VARIABLES: False

TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests

DATE CREATED: 12/14/2015 2:13 AM

DATE MODIFIED: 11/4/2020 1:17 PM

69. Which of the following land interests is not inheritable?

- a. Life estate
- b. Fee simple absolute

- c. Fee tail
- d. Fee simple defeasible

ANSWER: a
POINTS: 1
QUESTION TYPE: Multiple Choice
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 2:14 AM
DATE MODIFIED: 11/4/2020 12:39 PM

70. Which of the following estates is freehold?

- a. Fee tail
- b. Estate for years
- c. Periodic tenancy
- d. Life estate

ANSWER: a
POINTS: 1
QUESTION TYPE: Multiple Choice
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 2:15 AM
DATE MODIFIED: 11/4/2020 12:41 PM

71. "To A for one year, beginning October 1, 2020" is an example of:

- a. Periodic tenancy.
- b. Tenancy for years.
- c. Fee tail.
- d. Life estate.

ANSWER: b
POINTS: 1
QUESTION TYPE: Multiple Choice
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 2:16 AM
DATE MODIFIED: 11/4/2020 12:40 PM

72. A holdover tenant is:

- a. A tenant at sufferance.
- b. A tenant at will.
- c. Under no obligation to pay rent.
- d. A trespasser

ANSWER: a
POINTS: 1
QUESTION TYPE: Multiple Choice
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 2:18 AM

DATE MODIFIED: 11/4/2020 12:42 PM

73. Which of the following types of estates requires action on the part of the grantor before the estate terminates?

- a. Life estate
- b. Fee simple determinable
- c. Fee simple subject to a condition subsequent
- d. Tenancy for a period

ANSWER: c

POINTS: 1

QUESTION TYPE: Multiple Choice

HAS VARIABLES: False

TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests

DATE CREATED: 12/14/2015 2:19 AM

DATE MODIFIED: 12/14/2015 2:19 AM

74. "To A my beloved wife, for so long as she is in good health" is an example of:

- a. A life estate.
- b. A fee simple determinable.
- c. A fee simple subject to a condition subsequent.
- d. A fee tail.

ANSWER: b

POINTS: 1

QUESTION TYPE: Multiple Choice

HAS VARIABLES: False

TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests

DATE CREATED: 12/14/2015 2:20 AM

DATE MODIFIED: 12/14/2015 2:20 AM

75. W.R. Lynch and Company made a gift of land to the Phoenix Zoo using the following language: "To the Phoenix Zoo so long as the property is used for a children's petting zoo." The Zoo had a petting zoo for children on the property for five years and then began construction of an art museum. W.R. Lynch then sold the land to Marquardt Developers for a condominium project. The Phoenix Zoo has brought suit to halt construction of the project. What type of land interest did the grant from W.R. Lynch to the zoo create?

- a. Fee simple determinable
- b. Fee simple subject to a condition subsequent
- c. Fee simple absolute
- d. Tenancy at will

ANSWER: a

POINTS: 1

QUESTION TYPE: Multiple Choice

HAS VARIABLES: False

TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests

DATE CREATED: 12/14/2015 2:20 AM

DATE MODIFIED: 12/14/2015 2:21 AM

76. Generally, the notice required for termination of a period tenancy is:

- a. One year.
- b. One month.

- c. Six months.
- d. One rental period.

ANSWER: d
POINTS: 1
QUESTION TYPE: Multiple Choice
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 2:22 AM
DATE MODIFIED: 12/14/2015 2:23 AM

77. "To my daughter so long as her husband is alive" is a:

- a. Fee simple subject to a condition subsequent.
- b. Fee simple determinable.
- c. Estate for years.
- d. Periodic tenancy.

ANSWER: b
POINTS: 1
QUESTION TYPE: Multiple Choice
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 2:26 AM
DATE MODIFIED: 12/14/2015 2:26 AM

78. "To my nephew on the condition that the property is never used for a fast food franchise" is a:

- a. Fee simple determinable.
- b. Fee simple absolute.
- c. Fee simple subject to a condition subsequent.
- d. Estate for years.

ANSWER: c
POINTS: 1
QUESTION TYPE: Multiple Choice
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 2:26 AM
DATE MODIFIED: 12/14/2015 2:27 AM

79. "To my daughter provided that the property is used for her primary residence" is a:

- a. Fee simple subject to a condition subsequent.
- b. Fee simple determinable.
- c. Fee tail.
- d. Periodic tenancy.

ANSWER: a
POINTS: 1
QUESTION TYPE: Multiple Choice
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 2:27 AM

DATE MODIFIED: 12/14/2015 2:28 AM

80. "To the city of Scottsdale for 99 years" is a:

- a. Fee simple determinable.
- b. Fee simple subject to a condition subsequent.
- c. Periodic tenancy.
- d. Tenancy for years.

ANSWER: d

POINTS: 1

QUESTION TYPE: Multiple Choice

HAS VARIABLES: False

TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests

DATE CREATED: 12/14/2015 2:28 AM

DATE MODIFIED: 12/14/2015 2:29 AM

81. "To the University of New Mexico for the time that the land is used for an observatory" is a:

- a. Fee simple subject to a condition subsequent.
- b. Fee simple determinable.
- c. Estate for years.
- d. Life estate.

ANSWER: b

POINTS: 1

QUESTION TYPE: Multiple Choice

HAS VARIABLES: False

TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests

DATE CREATED: 12/14/2015 2:29 AM

DATE MODIFIED: 12/14/2015 2:30 AM

82. "To A for life, then to B, if B is married." B has:

- a. A contingent remainder.
- b. A life estate.
- c. A vested remainder.
- d. A vested remainder subject to complete divestment.

ANSWER: d

POINTS: 1

QUESTION TYPE: Multiple Choice

HAS VARIABLES: False

TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests

DATE CREATED: 12/14/2015 2:30 AM

DATE MODIFIED: 12/14/2015 2:30 AM

83. "To A for life, then to the heirs of A." Which of the following is applicable?

- a. Doctrine of Worthier Title
- b. Rule in Shelley's Case
- c. Rule Against Perpetuities
- d. Fee simple determinable

ANSWER: b

POINTS: 1
QUESTION TYPE: Multiple Choice
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 2:31 AM
DATE MODIFIED: 11/4/2020 12:45 PM

84. "To A in 10 years" is:

- a. An estate for years.
- b. A fee simple absolute.
- c. An executory interest.
- d. A lease

ANSWER: c

POINTS: 1
QUESTION TYPE: Multiple Choice
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 2:39 AM
DATE MODIFIED: 11/4/2020 12:46 PM

85. "To A for life, then to B's children." (B is alive and has 2 children). B's children hold:

- a. An executory interest.
- b. A vested remainder subject to partial divestment.
- c. A vested remainder subject to complete divestment.
- d. A contingent remainder.

ANSWER: b

POINTS: 1
QUESTION TYPE: Multiple Choice
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 2:39 AM
DATE MODIFIED: 12/14/2015 2:39 AM

86. G leaves a life estate to A and "then to B when B reaches age 21." What interest does B hold?

- a. A remainder
- b. A reversion
- c. An executory interest
- d. An interest violative of RAP

ANSWER: c

POINTS: 1
QUESTION TYPE: Multiple Choice
HAS VARIABLES: False
TOPICS: 2-2 Special Rules Governing Interests in Land
DATE CREATED: 12/14/2015 2:40 AM
DATE MODIFIED: 11/4/2020 12:46 PM

87. G leaves all his property "to my issue living 15 years after the completion of the probate of my estate." What type of

interest do the issue hold?

- a. An executory interest
- b. A vested remainder
- c. A contingent remainder
- d. A possibility of reverter

ANSWER: a

POINTS: 1

QUESTION TYPE: Multiple Choice

HAS VARIABLES: False

TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests

DATE CREATED: 12/14/2015 2:43 AM

DATE MODIFIED: 11/4/2020 12:47 PM

88. H leaves a life estate to A "and then to my grandson, Bob." What interest does Bob hold?

- a. A vested remainder
- b. A contingent remainder
- c. An executory interest
- d. A reversion

ANSWER: a

POINTS: 1

QUESTION TYPE: Multiple Choice

HAS VARIABLES: False

TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests

DATE CREATED: 12/14/2015 2:44 AM

DATE MODIFIED: 12/14/2015 2:44 AM

89. G left his property to X "so long as the property is used for school purposes." What type of interest does G hold?

- a. Fee simple determinable
- b. Possibility of reverter
- c. Right of entry/power of termination
- d. Executory interest

ANSWER: b

POINTS: 1

QUESTION TYPE: Multiple Choice

HAS VARIABLES: False

TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests

DATE CREATED: 12/14/2015 2:50 AM

DATE MODIFIED: 11/4/2020 12:47 PM

90. G left his property to X "so long as the property is used for school purposes." What type of interest does X hold?

- a. Fee simple determinable
- b. Fee simple subject to a condition subsequent
- c. Fee tail
- d. Executory interest

ANSWER: a

POINTS: 1

QUESTION TYPE: Multiple Choice

HAS VARIABLES: False
TOPICS: 2-2 Special Rules Governing Interests in Land
DATE CREATED: 12/14/2015 2:51 AM
DATE MODIFIED: 11/4/2020 12:48 PM

91. Which of the following types of land interests is subject to the Rule Against Perpetuities?

- a. Executory interest
- b. Vested remainder
- c. Vested remainder subject to complete divestment
- d. Vested remainder subject to partial divestment

ANSWER: c
POINTS: 1
QUESTION TYPE: Multiple Choice
HAS VARIABLES: False
TOPICS: 2-2 Special Rules Governing Interests in Land
DATE CREATED: 12/14/2015 2:52 AM
DATE MODIFIED: 11/4/2020 12:50 PM

92. G makes the following grant, "To my daughter so long as she uses the property for charitable causes." Upon G's death, he leaves all of his property to his daughter. At G's death, G's daughter's land interest is:

- a. Fee simple absolute.
- b. Fee simple determinable.
- c. Life estate.
- d. Fee simple subject to a condition subsequent.

ANSWER: a
POINTS: 1
QUESTION TYPE: Multiple Choice
HAS VARIABLES: False
TOPICS: 2-2 Special Rules Governing Interests in Land
DATE CREATED: 12/14/2015 2:53 AM
DATE MODIFIED: 11/4/2020 12:50 PM

93. When a grantor conveys a possibility of reverter to another, the interest created is:

- a. An executory interest.
- b. A possibility of reverter.
- c. A reversion.
- d. A remainder.

ANSWER: a
POINTS: 1
QUESTION TYPE: Multiple Choice
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 2:54 AM
DATE MODIFIED: 11/4/2020 12:50 PM

94. The Doctrine of Worthier Title:

- a. Applies to interests that will vest later than 21 years after the measuring lives.

- b. Applies to life estates with remainders to the heirs of the holder.
- c. Has been abolished in the United States.
- d. Applies to fee simple defeasibles.

ANSWER: b
 POINTS: 1
 QUESTION TYPE: Multiple Choice
 HAS VARIABLES: False
 TOPICS: 2-2 Special Rules Governing Interests in Land
 DATE CREATED: 12/14/2015 2:55 AM
 DATE MODIFIED: 11/4/2020 12:51 PM

95. G grants the following, "To A for life and then to the heirs of A." The heirs of A hold what interest?

- a. A vested remainder subject to open
- b. A vested reminder
- c. An executory interest
- d. Nothing – A holds a fee simple under the Rule in Shelley's Case

ANSWER: d
 POINTS: 1
 QUESTION TYPE: Multiple Choice
 HAS VARIABLES: False
 TOPICS: 2-2 Special Rules Governing Interests in Land
 DATE CREATED: 12/14/2015 2:57 AM
 DATE MODIFIED: 12/14/2015 2:57 AM

96. "To my daughter so long as she lives in Montana and if she ever leaves Montana, to my son." The son holds:

- a. A possibility of reverter.
- b. A right of entry/power of termination.
- c. An executory interest.
- d. A contingent remainder.

ANSWER: c
 POINTS: 1
 QUESTION TYPE: Multiple Choice
 HAS VARIABLES: False
 TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
 DATE CREATED: 12/14/2015 2:57 AM
 DATE MODIFIED: 12/14/2015 2:58 AM

97. "To my wife for life, then if all my children have graduated from college, to my children" (in grantor's will and grantor is deceased):

- a. Creates an executory interest in the children.
- b. Violates the Rule Against Perpetuities.
- c. Creates a possibility of reverter in the children.
- d. Creates a contingent remainder in the children.

ANSWER: d
 POINTS: 1
 QUESTION TYPE: Multiple Choice
 HAS VARIABLES: False

TOPICS: 2-2 Special Rules Governing Interests in Land
DATE CREATED: 12/14/2015 2:58 AM
DATE MODIFIED: 12/14/2015 2:59 AM

98. "To my wife for life, then to my children" (grantor's will and grantor has died):
- Creates a contingent remainder in the children.
 - Creates a vested remainder in the children.
 - Makes the children's interest subject to the Rule Against Perpetuities.
 - Creates a life estate for the children.

ANSWER: b
POINTS: 1
QUESTION TYPE: Multiple Choice
HAS VARIABLES: False
TOPICS: 2-2 Special Rules Governing Interests in Land
DATE CREATED: 12/14/2015 2:59 AM
DATE MODIFIED: 11/4/2020 1:17 PM

99. The Rule Against Perpetuities applies to:
- Fee simple determinables.
 - Fee tails.
 - Contingent remainders.
 - Estate for years.

ANSWER: c
POINTS: 1
QUESTION TYPE: Multiple Choice
HAS VARIABLES: False
TOPICS: 2-2 Special Rules Governing Interests in Land
DATE CREATED: 12/14/2015 2:59 AM
DATE MODIFIED: 11/4/2020 12:53 PM

100. In, "To my wife for life, then to my children," the children hold:
- A remainder interest.
 - A life estate.
 - An executory interest.
 - A fee tail.

ANSWER: a
POINTS: 1
QUESTION TYPE: Multiple Choice
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 3:00 AM
DATE MODIFIED: 12/14/2015 3:01 AM

101. "To my husband for life, then to my children" (in the wife's will):
- Creates a fee simple defeasible in the husband.
 - Creates a contingent remainder in the children.
 - Violates the Rule Against Perpetuities.

- d. Does not violate the Rule Against Perpetuities.

ANSWER: d
POINTS: 1
QUESTION TYPE: Multiple Choice
HAS VARIABLES: False
TOPICS: 2-2 Special Rules Governing Interests in Land
DATE CREATED: 12/14/2015 3:02 AM
DATE MODIFIED: 11/4/2020 12:53 PM

102. Which of the following have not been changed by statute in many states?

- a. Rule in Shelley's Case
- b. Rule Against Perpetuities
- c. Automatic termination of fee simple determinables
- d. Life estates

ANSWER: d
POINTS: 1
QUESTION TYPE: Multiple Choice
HAS VARIABLES: False
TOPICS: 2-2 Special Rules Governing Interests in Land
DATE CREATED: 12/14/2015 3:03 AM
DATE MODIFIED: 11/4/2020 12:54 PM

103. The grant, "To my husband for life, then to the Osborn Observatory provided that the observatory has a governing board in place," creates which future interest?

- a. Reversion
- b. Contingent remainder
- c. Fee simple subject to a condition subsequent
- d. A remainder that violates the Rule Against Perpetuities

ANSWER: b
POINTS: 1
QUESTION TYPE: Multiple Choice
HAS VARIABLES: False
TOPICS: 2-2 Special Rules Governing Interests in Land
DATE CREATED: 12/14/2015 3:21 AM
DATE MODIFIED: 11/4/2020 12:55 PM

104. What are saving clauses?

- a. Clauses in grants that provide for heirs to take a reverter
- b. Clauses in grants that eliminate fee tails
- c. Clauses in grants that limit remainders
- d. Clauses in grants that require interpretations that do not violate the Rule Against Perpetuities

ANSWER: d
POINTS: 1
QUESTION TYPE: Multiple Choice
HAS VARIABLES: False
TOPICS: 2-2 Special Rules Governing Interests in Land
DATE CREATED: 12/14/2015 3:22 AM

DATE MODIFIED: 11/4/2020 12:56 PM

105. Which of the following interests allows a grantor to control the use of the land given with language in the grant?

- a. Life estate
- b. Fee simple determinable
- c. The Rule in Shelley's Case
- d. Vested remainder

ANSWER: b

POINTS: 1

QUESTION TYPE: Multiple Choice

HAS VARIABLES: False

TOPICS: 2-2 Special Rules Governing Interests in Land

DATE CREATED: 12/14/2015 3:25 AM

DATE MODIFIED: 11/4/2020 12:56 PM

106. "To A on the condition that the easement be maintained and should the easement not be maintained, the property shall go to the Mesa Public School District for use as an athletic field." A has:

- a. A life estate.
- b. An estate for years.
- c. A fee simple subject to a condition subsequent.
- d. A fee simple determinable.

ANSWER: c

POINTS: 1

QUESTION TYPE: Multiple Choice

HAS VARIABLES: False

TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests

DATE CREATED: 12/14/2015 3:26 AM

DATE MODIFIED: 12/14/2015 3:26 AM

107. "To A on the condition that the easement be maintained and should the easement not be maintained, the property shall go to the Mesa Public School District for use as an athletic field." The Mesa Public School District has:

- a. A life estate.
- b. An estate for years.
- c. A springing executory interest.
- d. Right of entry/power of termination.

ANSWER: d

POINTS: 1

QUESTION TYPE: Multiple Choice

HAS VARIABLES: False

TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests

DATE CREATED: 12/14/2015 3:26 AM

DATE MODIFIED: 11/4/2020 12:59 PM

108. "To my niece, Sally, on the condition that liquor never be served on the premises, and should liquor ever be served, I reserve the right to re-enter and take possession of and title to the property." Sally holds the interest of:

- a. A life estate.
- b. An estate for years.
- c. A fee simple subject to a condition subsequent.

- d. A fee simple determinable.

ANSWER: c
POINTS: 1
QUESTION TYPE: Multiple Choice
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 3:27 AM
DATE MODIFIED: 12/14/2015 3:28 AM

109. "To my niece, Sally, on the condition that liquor never be served on the premises, and should liquor ever be served, I reserve the right to re-enter and take possession of and title to the property." The grantor holds the interest of:

- a. A life estate.
- b. An estate for years.
- c. A springing executory interest.
- d. A power of termination.

ANSWER: d
POINTS: 1
QUESTION TYPE: Multiple Choice
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 3:28 AM
DATE MODIFIED: 11/4/2020 1:00 PM

110. R.C. Willey is the sole heir of J.D. Willey. In his will, Willey made the following grant to Toledo College, "To Toledo College, my alma mater, so long as the property is used for a library for the students." Toledo College did build a library on the property in 1988. However, because of increased enrollment, Toledo College needs a larger library and has acquired land on the south side of the campus for purposes of constructing a new and larger library. Toledo has converted the building on the Willey property into a student tutoring center. R.C. Willey wants to know his rights. Which of the following best describes R.C.'s rights in the property?

- a. Because the interest is a fee simple determinable and the use restrictions have been violated, title reverts back to J.D. Willey's heirs or to R.C.
- b. Because the interest is a fee simple subject to a condition subsequent, R.C. has the right to bring action to have title to the property quieted in his name.
- c. Because Toledo College's interest in the land has existed for so long, R.C. has lost any rights he might have in it.
- d. The use of the property for a tutoring center is close enough and not conduct that results in the College's loss of title.

ANSWER: a
POINTS: 1
QUESTION TYPE: Multiple Choice
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 3:29 AM
DATE MODIFIED: 12/14/2015 3:30 AM

111. Who said, "There is no knowing how estates will go when once they come to be entailed"?

- a. Shelley, in The Rule in Shelley's Case
- b. Jane Austen

- c. Dumpor, in the Rule in Dumpor's Case
- d. William the Conqueror

ANSWER: b
POINTS: 1
QUESTION TYPE: Multiple Choice
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 3:30 AM
DATE MODIFIED: 12/14/2015 3:31 AM

112. Which of the following is covered by the Rule Against Perpetuities?

- a. Options
- b. Vested interests
- c. Contingent remainders
- d. Possibility of reverter

ANSWER: c
POINTS: 1
QUESTION TYPE: Multiple Choice
HAS VARIABLES: False
TOPICS: 2-2 Special Rules Governing Interests in Land
DATE CREATED: 12/14/2015 3:39 AM
DATE MODIFIED: 11/4/2020 1:01 PM

113. Which future interest accompanies the creation of a life estate?

- a. The possibility of reverter
- b. Right of entry/power of termination
- c. DOWT
- d. Remainder

ANSWER: d
POINTS: 1
QUESTION TYPE: Multiple Choice
HAS VARIABLES: False
TOPICS: 2-2 Special Rules Governing Interests in Land
DATE CREATED: 12/14/2015 3:40 AM
DATE MODIFIED: 12/14/2015 3:42 AM

114. "To my wife if she survives me. If my wife does not survive me, then to my daughters." What type of estate is created in the daughters?

- a. Fee simple determinable
- b. A life estate
- c. Executory interest
- d. A fee tail female

ANSWER: c
POINTS: 1
QUESTION TYPE: Multiple Choice
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests

DATE CREATED: 12/14/2015 3:43 AM

DATE MODIFIED: 11/4/2020 1:02 PM

115. "To A so long as she does not allow the construction of wind turbines on the property," is an example of:

- a. A fee simple determinable.
- b. A fee simple subject to a condition precedent.
- c. An executor interest.
- d. A fee tail.

ANSWER: a

POINTS: 1

QUESTION TYPE: Multiple Choice

HAS VARIABLES: False

TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests

DATE CREATED: 12/14/2015 3:43 AM

DATE MODIFIED: 11/4/2020 1:02 PM

116. "To my husband for life, then to my niece, Rebecca, for life, and then to my heirs." The husband holds:

- a. A fee simple determinable.
- b. A life estate.
- c. A contingent remainder.
- d. A possibility of reverter.

ANSWER: b

POINTS: 1

QUESTION TYPE: Multiple Choice

HAS VARIABLES: False

TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests

DATE CREATED: 12/14/2015 3:44 AM

DATE MODIFIED: 12/14/2015 3:45 AM

117. "To my husband for life, then to my niece, Rebecca, for life, and then to my heirs." Rebecca holds:

- a. A fee simple determinable.
- b. An estate in violation of the Rule Against perpetuities.
- c. A life estate.
- d. A fee simple.

ANSWER: c

POINTS: 1

QUESTION TYPE: Multiple Choice

HAS VARIABLES: False

TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests

DATE CREATED: 12/14/2015 3:45 AM

DATE MODIFIED: 11/4/2020 1:04 PM

118. "To my husband for life, then to my niece, Rebecca, for life, and then to my heirs." The heirs hold:

- a. A contingent remainder.
- b. A life estate.
- c. A fee simple determinable.
- d. An interest governed by the Rule in Shelly's Case.

ANSWER: d
POINTS: 1
QUESTION TYPE: Multiple Choice
HAS VARIABLES: False
TOPICS: 2-2 Special Rules Governing Interests in Land
DATE CREATED: 12/14/2015 3:47 AM
DATE MODIFIED: 11/4/2020 1:05 PM

119. Which of the following is correct with regard to the interest that follows in a grantor after a fee simple determinable?

- a. Right of reversion
- b. Right of re-entry or power of termination
- c. Life estate
- d. Remainder

ANSWER: a
POINTS: 1
QUESTION TYPE: Multiple Choice
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 3:48 AM
DATE MODIFIED: 12/14/2015 3:48 AM

120. To my husband for life, then when my youngest child reaches age 21, to my children in equal shares. What interest do the children hold?

- a. Life estate
- b. Executory interest
- c. Fee simple defeasible
- d. Fee simple determinable

ANSWER: b
POINTS: 1
QUESTION TYPE: Multiple Choice
HAS VARIABLES: False
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 3:48 AM
DATE MODIFIED: 12/14/2015 3:49 AM

Essay

121. Classify the following grants.

- a. "To the Phoenix Zoo for the time that the property is used for a children's petting zoo."
- b. "To my lovely children, Evan and Willard."
- c. "To my wife for the lives of my children."
- d. "To my niece on the condition that she never use the property for commercial purposes."

ANSWER: a. Fee simple determinable
b. Fee simple to two people
c. Life estate pur autre vie
d. Fee simple subject to a condition subsequent
POINTS: 1
QUESTION TYPE: Essay

HAS VARIABLES: False
STUDENT ENTRY MODE: Basic
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 3:51 AM
DATE MODIFIED: 12/14/2015 3:54 AM

122. Discuss the three elements necessary for an economically efficient system of property rights.

ANSWER: Universality
Exclusivity
Transferability

POINTS: 1
QUESTION TYPE: Essay
HAS VARIABLES: False
STUDENT ENTRY MODE: Basic
TOPICS: 2-5 Economics of Land Interests
DATE CREATED: 12/14/2015 4:11 AM
DATE MODIFIED: 12/14/2015 4:12 AM

123. Discuss the differences and similarities between a life estate and a fee simple absolute.

ANSWER: Life estate – transferable
non-inheritable
use restrictions
freehold
Fee simple – transferable
inheritable
no use restrictions
freehold

POINTS: 1
QUESTION TYPE: Essay
HAS VARIABLES: False
STUDENT ENTRY MODE: Basic
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests
DATE CREATED: 12/14/2015 4:13 AM
DATE MODIFIED: 12/14/2015 4:14 AM

124. Discuss the differences in the creation and operation of the fee simple determinable and fee simple subject to a condition subsequent.

ANSWER: Determinable: uses language such as "while", "so long as", or "for the time". Upon violation of restriction, the estate terminates automatically and reverts to grantor.
Condition subsequent: uses language such as "provided", "on the condition that", "if and only if", or "but". Upon violation of restriction, interest terminates only if grantor reenters the property and makes a claim for violation of the restriction.

POINTS: 1
QUESTION TYPE: Essay
PE:
HAS VARIABLE: False
S:
STUDENT ENTRY MODE: Basic
TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests

DATE CREATE 12/14/2015 4:14 AM

D:

DATE MODIFIE 12/14/2015 4:15 AM

D:

125. Jim and Tammy Barker donated land to the Daniel Boone University with the following language: "To the trustees of Daniel Boone University on the condition that the University remain affiliated with the TV Evangelists Ministry, Inc." Jim and Tammy passed away and left all their property to their son, Jimmy, Jr. Shortly after their death, Daniel Boone University severed its ties with TV Evangelists. When Jimmy, Jr. learned of the severance, he sold the property to Hall Associates, a commercial real estate firm. Hall now wishes to develop the property and Daniel Boone University claims it still has title and has brought a quiet title action. Discuss the series of conveyances and determine who has title to the property.

ANSWER: The original conveyance was a fee simple subject to a condition subsequent. When Daniel Boone ceased its affiliation, Jimmy Jr. had the right to enter the property and retake title, but his interest did not arise automatically and therefore his conveyance to Hall was premature. Presently Daniel Boone still has title but Jimmy Jr. can assert his rights by claiming the violation of the use restriction.

POINTS: 1

QUESTION TY Essay

PE:

HAS VARIABLE False

S:

STUDENT ENT Basic

RY MODE:

TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests

DATE CREATE 12/14/2015 4:19 AM

D:

DATE MODIFIE 12/14/2015 4:20 AM

D:

126. Floyd Larkin made the following grant: "To my niece, Flora, for so long as she maintains the ranch on this property." Flora leased the property to General Motors for a test track and no longer maintained the ranch. Floyd's widow and sole heir sold the land to the Beef & Cattle Company. Beef & Cattle evicted GM and GM filed suit. Who is the rightful owner and possessor of the property?

ANSWER: Flora was given a fee simple determinable interest which automatically terminated and reverted back to the grantor, Floyd, when she leased the premises to GM and ceased operating the ranch. Therefore Floyd held the interest and with his death it passed to his heir, his widow. His widow had fee simple title and had the authority to sell the land to Beef & Cattle. Beef & Cattle could evict GM.

POINTS: 1

QUESTION TY Essay

PE:

HAS VARIABLE False

S:

STUDENT ENT Basic

RY MODE:

TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests

DATE CREATE 12/14/2015 4:23 AM

D:

DATE MODIFIE 12/14/2015 4:23 AM

D:

127. The following testamentary grant is made: "To my wife for life, remainder to my children when all have graduated from college." Discuss what interests have been created and any applicable rules.

ANSWER: a. Wife – life estate
b. Children – executory interest
c. RAP applies
d. Children are lives in being at time of grant and there can be no more children, so their interest will vest within the RAP period

POINTS: 1

QUESTION TYPE Essay

PE:

HAS VARIABLE False

S:

STUDENT ENTRY MODE Basic

RY MODE:

TOPICS: 2-2 Special Rules Governing Interests in Land

NOTES: Some courts use the wife only as the measuring life and thus it could take longer than 21 years for the childrens' gift to vest. However, the better view is that since the distribution is testamentary all are lives in being. If the gift fails, the grantor holds a reversion.

DATE CREATED 12/14/2015 4:24 AM

D:

DATE MODIFIED 12/14/2015 4:25 AM

D:

128. Discuss the differences between the possibility of reverter and the right of entry/power of termination.

ANSWER: a. Fee simple determinable vs. fee simple subject to a condition subsequent is the difference in the present land interests giving rise to these future interests.
b. One is automatic while the other requires action on the part of the grantor to regain title.
c. Creation language is different – "so long as" vs. "on the condition that"

POINTS: 1

QUESTION TYPE Essay

:

HAS VARIABLES: False

STUDENT ENTRY MODE Basic

Y MODE:

TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests

DATE CREATED: 12/14/2015 4:26 AM

DATE MODIFIED: 12/14/2015 4:30 AM

129. The following grant is made: "To A for life, then if B is married, to B."

a. What interests are created?
b. How can the wording of the grant be varied to change B's interest?

ANSWER: A – life estate
B – contingent remainder
"To A for life, then to B, if B is married."
B then has a vested remainder subject to complete divestment.

POINTS: 1

QUESTION TYPE: Essay

HAS VARIABLES: False

STUDENT ENTRY MODE: Basic

TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests

DATE CREATED: 12/14/2015 4:30 AM

DATE MODIFIED: 12/14/2015 4:33 AM

130. Provide two examples of how present and future interests can be combined to create a fee simple interest.

ANSWER: Fee simple determinable + possibility of reverter
Fee simple subject to a condition subsequent + right of entry/power of termination
Life estate + remainder
Life estate + reversion

POINTS: 1

QUESTION TYPE: Essay

HAS VARIABLES: False

STUDENT ENTRY MODE: Basic

TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests

DATE CREATED: 12/14/2015 4:33 AM

DATE MODIFIED: 12/14/2015 4:34 AM

131. Discuss the rights and limitations of life tenants.

ANSWER: Life tenants can possess the property, can lease it and can transfer or pledge their interests. The only restriction is that whoever is the mortgagee or transferee only has rights so long as the life of the life estate holder. When the life estate holder dies, their interest terminates.

Life tenants cannot commit waste and must preserve part of the land interest for the remaindermen. For example, a life tenant cannot deplete the natural or mineral resources of the property. However, the life tenant can make changes in the use of the property in order to maximize its benefits.

POINTS: 1

QUESTION TYPE: Essay

PE:

HAS VARIABLE: False

S:

STUDENT ENTRY MODE: Basic

RY MODE:

TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests

DATE CREATE: 12/14/2015 4:34 AM

D:

DATE MODIFIED: 12/14/2015 4:34 AM

D:

132. Name the types of interests subject to the Rule Against Perpetuities.

ANSWER: The contingent remainder and executory interest are subject to the Rule Against Perpetuities.

POINTS: 1

QUESTION TYPE: Essay

HAS VARIABLES: False

STUDENT ENTRY MODE: Basic

TOPICS: 2-2 Special Rules Governing Interests in Land

DATE CREATED: 12/14/2015 4:35 AM

DATE MODIFIED: 12/14/2015 4:35 AM

133. Higbee Corporation and Kennedy both claimed title to a narrow strip of property located in Bethel Park, Allegheny County, Pennsylvania. Higbee filed suit to quiet title. The original grant on the property to Kennedy provided as follows:

To have and to hold the said piece of land above-described the hereditaments and premises hereby granted or mentioned and intended so to be with the appurtenance unto the said party of the second part his heirs and assigns to and for the only proper use and behoove of the said party of the second part his heirs and assigns forever provided the party of the second part his heirs and assigns wishes to make use of it for the purpose of a road. THE PARTY OF THE SECOND PART AGREES TO KEEP A GOOD FENCE AROUND THE ABOVE-MENTIONED LOT, FAILING TO DO SO

FORFEITS HIS CLAIM, whenever the party of the second part wishes to give up his claim to said lot he is to have full privilege to remove all fencing materials whenever the party of the second part his heirs and assigns fails to fulfill this agreement the land is to revert to the party of the first part.

What type of land interests were created?

ANSWER: The court held it was a fee simple subject to a condition subsequent. When the language is unclear, courts lean toward a condition subsequent.

POINTS: 1

QUESTION TYPE: Essay

HAS VARIABLES: False

STUDENT ENTRY MODE: Basic

MODE:

TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests

DATE CREATED: 12/14/2015 4:35 AM

DATE MODIFIED: 12/14/2015 4:37 AM

134. The following grant has been made: "To Nordstrom Department Stores so long as the land is used only for a 5' high by 12' long sign with only the word 'Nordstrom' on the sign."

Describe the type of interest(s) created by this grant. Be sure to discuss any rules that may apply.

ANSWER: The grant is a fee simple defeasible (fee simple determinable). There is a right of reversion that belongs to the grantor or grantor's heirs. If Nordstrom ceases to use the property for the sign, it loses the interest and the interest automatically reverts back to the grantor or grantor's heirs. No rules apply here because fee simple defeasibles are not subject to the rule against perpetuities.

POINTS: 1

QUESTION TYPE: Essay

PE:

HAS VARIABLE: False

S:

STUDENT ENTRY MODE: Basic

RY MODE:

TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests

DATE CREATE: 12/14/2015 4:37 AM

D:

DATE MODIFIED: 12/14/2015 4:37 AM

D:

135. The following grant has been made: "To Nordstrom Department Stores so long as the land is used only for a 5' high by 12' long sign with only the word 'Nordstrom' on the sign." Suppose Nordstroms has pledged the property to First Interstate Bank to secure a \$790,000 loan. Discuss what happens to the mortgage if Nordstrom violates the restriction.

ANSWER: The owner of a fee simple determinable has full right to pledge title to property but the mortgagee can take no greater interest than the fee simple determinable allows. First Interstate Bank takes subject to this risk and could lose its mortgage interest. Many mortgages have a clause prohibiting the mortgagor from violating the restriction so that it has protection.

POINTS: 1

QUESTION TYPE: Essay

PE:

HAS VARIABLE: False

S:

STUDENT ENTRY MODE: Basic

RY MODE:

TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests

DATE CREATE: 12/14/2015 4:39 AM

D:

DATE MODIFIED 11/4/2020 1:08 PM

D:

136. Consider the following grant:

"This transfer or deed is made with the full understanding that should the property fail to be used for the Church of God, it is to be null and void and property to revert to W. E. Collins or heirs."

Discuss the interests created.

ANSWER: There is a fee simple defeasible. Whether there is a determinable or one subject to a condition subsequent depends upon the interpretation of the language. The language seems to connote time, not conditional grant so that it would appear to be a determinable. However, the law tends not to favor determinable, but conditions subsequent because some action is required to gain title. W.E. Collins and his heirs hold a future interest that is either a possibility of reverter or a right of re-entry, depending upon the interpretation of the type of present interest.

POINTS: 1

QUESTION TYPE: Essay

PE:

HAS VARIABLE: False

S:

STUDENT ENTRY MODE: Basic

RY MODE:

TOPICS: 2-1 Land Interests: Freehold Estates and Accompanying Future Interests

DATE CREATED: 12/14/2015 4:40 AM

D:

DATE MODIFIED: 12/14/2015 4:41 AM

D:

137. Explain the purpose behind the Rule Against Perpetuities.

ANSWER: The purpose was to limit control of land from the grave. The idea was to limit the control of a grantor over certain types of interests.

POINTS: 1

QUESTION TYPE: Essay

HAS VARIABLES: False

STUDENT ENTRY MODE: Basic

ODE:

TOPICS: 2-2 Special Rules Governing Interests in Land

DATE CREATED: 12/14/2015 4:41 AM

DATE MODIFIED: 12/14/2015 4:42 AM

138. Explain why a married couple would want to leave their property in life estate form to their surviving spouse.

ANSWER: The benefit of this type of arrangement is that the spouse does not pay estate tax on the full estate. The spouse does not inherit the property, only the right to use the property for life. The children would pay the estate tax, but the estate is not taxed twice using this method.

POINTS: 1

QUESTION TYPE: Essay

PE:

HAS VARIABLE: False

S:

STUDENT ENTRY MODE: Basic

RY MODE:

TOPICS: 2-3 Reforms of Future Interests and Their Rules

DATE CREATED: 12/14/2015 4:43 AM

D:
DATE MODIFIE 12/14/2015 4:43 AM
D: