1. **To A for life, then to A’s children for their lives, and on the death of the last survivor of A’s children, to B in fee simple. (At the time of this disposition A has two very young children, C and D, and is capable of having more children in the future.)**
   * **State of Title**
     1. **Life estate in A. Vested remainder in life estate subject both to open and complete divestment (they could die before A) in C and D. Executory interest in A’s unborn children. Vested remainder in B. Nothing in O.**
   * **Applying Rule** 
     1. **The same. None of the conveyances violate the rule against perpetuities.**
2. **To A for life, then to B, but if at B’s death she is not survived by children, then in that event to C.**
   * **State of Title**
     1. **Life estate in A. Vested remainder subject to complete divestment in B. Shifting executory in C. Nothing in O.**
   * **Applying Rule**
     1. **The same. None of the conveyances violate the rule against perpetuities.**
     2. **Rule applies to C’s executory interest, but the interest does not violate the RAP. When B dies, C’s interest will either vest or be gone, so its interest will vest within a life in being.**
3. **To A for life, then to such of A’s children as attain the age of 21. ( assume no children)**
   * **State of Title** 
     1. **Life estate in A. Contingent remainder in A’s unborn children. Reversion in O.**
   * **Applying Rule**
     1. **Rule is NOT violated. If A has children, and if they reach 21, the contingent remainders WILL vest within a life in being and 21 years. If the conveyance had said “as attain the age of 22”, the RAP would be violated.**
4. **To A for life, then to such of my nephews and nieces as attain the age of 21. (The grantor’s parents are still alive.)**
   * **State of Title**
     1. **Life estate in A. Contingent remainder in nephews and nieces. Reversion in O.**
   * **Applying Rule**
     1. **Reversion in O. Life estate in A. Contingent remainders in nieces and nephews is invalid under the rule. (If O’s parents were dead, the result would be different.)**
     2. **Why is the rule violated? Grantor’s parents could have more kids, which could lead to more nieces and nephews. A could die, his brothers and sisters could die, and then A’s parents may have more children. These new children’s children (A’s new nieces and nephews) would have a contingent remainder that might not vest within a life and being and 21 years – thus, the rule is violated.**
5. **O conveys Blackacre to School so long as used for educational purposes, and when it is no longer so used, to A.**
   * **State of Title**
     1. **Fee simple subject to executory interest in School. Shifting executory interest in A.**
   * **Applying Rule**
     1. **Rule IS violated. There is NO way to know for sure whether, in any life in being and 21 years, the condition will be violated.**
     2. **Fee simple determinable in School. Possibility of Reverter in O.**
     3. **If the Red Cross was substituted for A, the RAP would NOT be violated. Exception for charities.**
6. **To A for life, then to such of A’s children as live to attain the age of 25. At the time of this disposition, A has two children: X (age 12) and Y (age 9).** 
   * **State of Title**
     1. **Life estate in A. Contingent remainders in X and Y. Contingent remainders in unborns.**
   * **Applying the Rule**
     1. **Life estate in A. Reversion in O.**
     2. **A could have another child and die the next day. That child’s contingent remainder interest would NOT vest within a life in being and 21 years. The bad as to one, bad as to all doctrine would invalidate all of the contingent remainders under the RAP.**
7. **Suppose, in the preceding example, X and Y were age 24 and 22, respectively, and A was a 60 year old woman.** 
   * **State of Title** 
     1. **Life estate in A. Contingent remainder in X, Y, and unborn. Reversion in O.**
   * **Applying Rule**
     1. **Life estate in A. Reversion in O.**
8. **To A for life, then to his widow for life and on the death of A’s widow, to such of A’s descendants as are then living.**
   * **State of Title**
     1. **Life estate in A. Contingent remainder in life estate in A’s widow. Contingent remainder in fee simple in A’s descendants. Reversion in O.**
   * **Applying Rule**
     1. **Life estate in A. Contingent remainder in A’s widow. Reversion in O. (Contingent remainder in A’s descendants is knocked out by the RAP)**
     2. **How is the rule violated? The case of the unborn widow. A’s wife could die before A. If A then remarries someone that isn’t alive today (thus, she cannot be a “life in being”), and A dies, then the rule is violated. If the conveyance had named the “widow” by name, the RAP would not be violated.**
9. **A is a subdivision developer, and gives B an option to purchase a lot in the subdivision “to be exercised within 60 days after the City Council grants approval for the filing of a subdivision plat.”**
   * **The option violates the rule. A savings clause could have changed this result.**
   * **The savings clause – pick a life – for example – 21 years after the death of the current City Council leader.**
10. **To A for life, then to such of A’s children as live to attain the age of 35. At the time of this disposition, A has two children, X (age 38) and Y (age 33).** 
    * **State of Title**
      1. **Life estate in A. Vested remainder subject to open in X. Executory interest in Y. Executory interest in A’s unborn children. Nothing in O.**
    * **Applying Rule**
      1. **Life estate in A. Reversion in O. (Contingent remainder in unborns violates the rule. The Bad as to one, bad as to all rule invalidates X’s vested remainder subject to open and Y’s contingent remainder.)**
11. **To A for life, then to A’s children for their lives, and on the death of the last survivor of A’s children, to A’s grandchildren in fee. Assume that A has no children at the time of this disposition.** 
    * **State of Title**
      1. **Life estate in A. Contingent remainder in life estate in A’s children and A’s unborn children. Contingent remainder in fee simple in A’s grandchildren. Nothing in O.**
    * **Applying Rule**
      1. **Life estate in A. Contingent remainder in a life estate in A’s children. Contingent remainder in a life estate in A’s unborn children.**
      2. **You will know who A’s children are when A dies, thus the contingent remainder in A’s children is not affected by the RAP.**
      3. **When you have class gifts, every member of the class must be identified within a life in being plus 21 years – We MAY not be able to know who all of the grandchildren are within a life in being plus 21 years – thus, the contingent remainder in A’s grandchildren is voided by the RAP.**