Answers to Present Estates Handout

1. A has a fee simple determinable. O has a possibility of reverter.

2. B has a fee simple subject to a condition subsequent. A has a right of entry.

3. A has a fee simple subject to an executory interest. AHA has a shifting executory interest in fee simple. The executory interest is valid under RAP because of the “charity to charity” exception.

4. In each case, O has a reversion. In (i), A has a life estate. In (ii), A has an estate for years.

5. A has a life estate. B has an indefeasibly vested remainder.

6. A has a life estate. At the time of the disposition, the unborn child has a contingent remainder in fee, and the grantor has a reversion. After John is born, John has an indefeasible vested remainder in fee, and the grantor has nothing.

7. A has a life estate. At the time of the disposition, the unborn children have contingent remainders in fee. At Bob’s birth, Bob has a vested remainder in fee simple, subject to open, and the unborn children have shifting executory interests. At Ray’s birth, he has the same interest as Bob. Bob’s death has no effect on his interest.

8. Rowena has a life estate. T’s three children have an indefeasibly vested remainder in fee.

9. X has a life estate. A has a vested remainder in fee simple, subject to complete divestment. B has a shifting executory interest in fee.

10. A has a life estate. B has a vested remainder in a life estate. The grantor has a reversion.

11. A has a life estate. B has a contingent remainder in fee simple. Grantor has a reversion.

12. B has a life estate. C and D have alternative contingent remainders.

13. B has a life estate. C has a vested remainder subject to complete divestment. E has a shifting executory interest in fee simple.

14. A has a life estate. Her children have a contingent remainder in fee simple. The grantor has a reversion.

15. A has a fee simple subject to an executory interest (limitation). B has a shifting executory interest in fee simple.

16. A has a life estate. The grantor has a reversion. B has a springing executory interest.