

Future Interests

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TOR 15 FUTURE INTERESTS

Wizard conveys Emerald City, his fee simple estate, "to Dorothy and her heirs as long as the buildings on the property are maintained." Can Wizard have a reversion in Emerald City?

No, he only has a possibility of reverter, because he conveyed a fee simple determinable to Dorothy. As long as she and her heirs maintain the Emerald City buildings her estate will endure.

NOTE: It is possible to retain a reversion *and* a possibility of reverter. Say Wizard had conveyed "to Dorothy for her life, as long as she maintains the buildings." Here, Wizard has both a reversion and a possibility of reverter, since Wizard (or his heirs or assigns) will get Emerald City back when Dorothy dies — that's the reversion. But he may get it back sooner, if Dorothy fails to maintain the buildings. That's the possibility of reverter. B&H Ch. 3 §3, p. 58-59.

Future Interests Law In A Flash

Brian Siegel, Brian N. Siegel



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Law in a Flash Cards: Future Interests Lazar Emanuel, Steven Emanuel, 2008-10
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school is that you must memorize each word on every page of your casebooks or outlines to do well on exams The reality is
that you can commit an entire casebook to memory and still do poorly on an exam Reviewing hundreds of student answers
has shown us that most students pretty much know the law The ones who do best on exams understand how legal problems
issues stem from the rules of law which they have memorized and how to communicate their analysis of these issues To
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achieve superior scores on your law school exams Each essay question comes with an extensive well organized model answer
Every multiple choice question comes with a detailed answer that tells you not only why the correct answer is correct but
why each of the other choices are wrong So you can better understand why you're choosing the wrong answer Brian Siegel is
a Columbia Law School graduate and is the author of How to Succeed in Law School and numerous works pertaining to
preparation For The California Bar examination Professor Siegel has taught as a member of the adjunct faculty at Pepperdine
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