

REAL PROPERTY.

(1) Can lease for years be made to commence in futuro? State reason for answer. *Yes - 10 y & n 7, 8, 1*

Black

(2) If there be an outstanding estate for life, can the husband be tenant by the courtesy? *No not unless the life est falls in during his life so that she has seisin*

(3) Must a husband have had seisen of land in severalty to entitle his wife to dower? *Yes*

(4) If land descends to husband as heir and ~~be his~~ before entry is the wife entitled to dower at common law? State reason. *Yes because he had a seisin in law wh. is suff. in dower tho not in entry*

(5) Can a condition not to alien for a limited time, or to a particular person be annexed to an estate in fee? If so, what does the estate become? *Yes it makes it an est upon condⁿ subsequent*

(6) Can an under-lessee surrender to the original lessor? State reason. *No because there is no privity between them.*

(7) Can a surrender be implied in law? Give example. *Yes if an lease for 20 y & the tenant a lease for 20 y*

(8) Will an agreement by the husband to convey in fee before a right of dower attaches, if enforced in Equity, extinguish the claim to dower? State reason. *Yes - 18 c 0 1 / 7 2 5*

(9) What are the principal incidents which attend tenancies for life? *Right of holding, services or other Subtenants, and right of under-tenants or leases to Subtenants.*

(10) How may a term of years be extinguished? Give an example of each method. *By merger of time in the fee*
24 - 10 21 2 6 6

(11) How many different kinds of remainders? Give an example of each.

(12) How does an executory devise differ from a contingent remainder? *Needs no particular est to support it*

(13) Can a term of years be limited over after an estate for life? If so, how? *By every device*

Words for a Surrender of former term

(14) What is the difference between an estate at will and an estate at sufferance? *Set 1.6 v. 7.0 - 1.7.120*

(15) If lands be granted to A in fee to the use of B on his return from London, what is this called? *7.1.2.2.8*

(16) Suppose B should die before his return, what would become of the estate granted to A, and what would it be called? *1.7.2.2.8*

(17) If a grant be made to A in fee to the use of B in fee after the first day of January next what is that called? *1.7.2.2.8*

(18) A, by his will devises land to his son B, an infant, and his heirs, but in case B should die under the age of 21, then to C and his heirs, is that a good devise of lands? If so, what are the several interests of B and C, and what is such a devise called? *1.7.2.2.8*

(19) If a man purchase his lands to have and to hold to him and his assigns forever, what estate does he take? *9.1.1.1.1*

(20) What would be the difference in an estate granted to A his heirs and assigns forever, and to A and his heirs forever? *no diff.*

(21) What are the four unities of joint tenancies? *Interest title time and possession*

(22) If lands be granted simply to A and B without further words what estate do they take at common law? *Joint tenancy*

(23) Upon the death of one of the above grantees who would be entitled to his interest in the land? *The survivor*