

1. Lindsey Orland sells Jazzacre to Matt Ruza, delivering a general warranty deed in Fee Simple Absolute. In fact, Orland owns a Fee Simple Subject to an Executory Limitation, with Elsa Jaramillo having the shifting executory interest, becoming possessory when Rob Stern earns more than \$2 million in a year for his *Robsternrap*. Ruza meets Jaramillo and learns of her interest. He sues Orland for breach of her warranties. What is his best legal theory? What is her likely prospect for success?

2. Mother owns Wrangleacre – 200 acres
Dies intestate
Son and daughter; don't get along; do not know whereabouts of the other
Son records death certificate
Conveys to Trump, who subdivides into 100 lots
Trump conveys one lot to Darrow

Daughter sees that death certificate has been recorded
Conveys to ComEd [for purpose of building gas turbine electric generating plant]

Zoned R1

ICC prohibits further construction of gas turbine plants by legacy utility
Stakes in ground/huge construction project when Darrow buys

From whom can Darrow recover? On what theory?

From whom can Com Ed recover? On what theory

3. Mother Hubbard hands deed for Lovedacre to friend: “this is yours, on condition I live here until I die, then give it to my nephew

Mother Hubbard dies. Who owns Lovedacre?

4. Grantor conveys Lawacre to Grantee in a deed that contains the following clause:

“Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, except as may be above stated. All other warranties and covenants are expressly disclaimed”

Grantor hasn't been on or seen the property for 50 years.

Aggressive Trespasser built and has been operating a casino on Lawacre for 21 years

Grantee sues Grantor for breach of warranty

