

University of Maryland.

Law Department.

JUNIOR CLASS.

Examination, Thursday, May 23, 1907,

From 2 to 5 P. M.

REAL PROPERTY.

1. What is an estate for years? An estate from year to year? A tenancy at will? A tenancy at (or by) sufferance? When must an estate for years be created by writing? When by writing under seal? (5)

2. On June 1, 1900, A, having a fee simple estate, made a lease to B to run for ten years from that date, the lease containing a covenant by the lessee to repair. On June 1, 1906, B made what he called a "lease" to C for six years. Subsequently, A transferred his reversion to D, who sued both B and C on the covenant to repair. Could he recover against either or both? Why? (3)

3. What is the difference between an estate on condition subsequent and an estate on special limitation? (2)

4. What did the Statute of Uses provide? How did that statute render it possible to transfer a legal estate of freehold without livery of seisin? What is the historical connection between that statute and the modern law of trusts? (5)

5. What is a vested remainder? Give an example. What is a contingent remainder? Give two examples. What is a springing use? Give one example. What is a shifting use? Give two examples. What is an executory devise? Give one example. (5)

6. What two forms of the Rule against Perpetuities have been recognized in Maryland? Give two examples of void limitations, one of them void under one of such rules, and one void under the other of such rules. Which rule is adopted in other jurisdictions? (4)

7. A devise is made to A for life with remainder to the male heirs of his body. Can A convey a fee simple estate? Can A devise a fee simple estate? Give reasons. (4)

8. What "natural rights" has the owner of land as regards neighboring land owned by another? (3)

9. What is an easement? Give four examples of an easement. How may an easement be created? What is meant by the "implied grant" of an easement? Give one or more examples. (4)