

QUESTION 1

Dear Leonard the Lawyer:

As you know, Blackacre has been in my family for many years, and I would like to keep it that way. Specifically, I want my daughter, MD, to own the property for her lifetime. I do not want MD's no-good husband, NGH, to have any interest in it whatsoever. Also, I know MD does not have any children, but if she does have one or more children at some point, then when MD dies, I want the property to go to her youngest daughter (YD) for her (YD's) lifetime. After that, I want it to go to my great-great-grandniece, DL. But meanwhile, I am concerned that YD might take after MD, and fall for some good-for-nothing like NGH, and that such a man might well operate a commercial gambling hall on the property. So just in case, I do not want any man that YD marries to have any interest in the property. Further, if a commercial gambling hall is ever operated on the property before DL takes possession, then I want the property to go to Blaze.

You might recall that I recently took a 10-hour correspondence course called "You and Real Property: Everything the Layperson Needs to Know." So I have taken a stab at drafting a single, all-encompassing conveyance of Blackacre to carry out each step of my intentions to the letter, and I think I have done a pretty good job. I would appreciate your thoughts on how to best craft the language of the conveyance, and what the ramifications might be for each part. And as one aspect of that, I am not sure how to structure the last part, i.e., how to trigger the property going to Blaze: I do not know if it should be "before DL takes possession," or -- just to dot every i -- "before DL or DL's estate takes possession."

Sincerely, AEO

QUESTION 2

The following events happen:

- (1) AEO (who has fee simple absolute) conveys Blackacre “to A, B, and C in fee simple with right of survivorship”
- (2) A conveys “all my interest in Blackacre to X and her heirs”
- (3) B dies with a valid will leaving “all my real property to Y”
- (4) C conveys “all my interest in Blackacre to Blaze and Starr, husband and wife”
- (5) Blaze conveys “all my interest in Blackacre to SAV”
- (6) Blaze dies, survived by Starr (and no children)

As a result of each event, what share does each person own at each stage?