A Concise Guide to the Nuts & Bolts of Estates and Future Interests
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Estates, future interests and the rule against perpetuities are topics which have confused students for generations. This book is designed to demystify this subject area. The goal is to provide the reader with a basic understanding of this subject matter to enable sufficient mastery of the material to correctly answer questions about this material on a law school exam and on the bar exam.

This book is not intended to be a comprehensive treatment of these subjects which addresses all the idiosyncrasies of this area of law. Nor is it intended to provide an historical overview of this area of the law. The history of this area of law, although interesting, does not facilitate a basic understanding of how to apply this law today.

Therefore, this book focuses on the modern common law applications of this law. It should be kept in mind that the focus is on the common law since this is typically tested both on law school exams and on the bar exam. Many states have statutorily modified the common law so this book should not be relied on as an accurate source of modern law in a particular jurisdiction. Nevertheless, where significant changes in the common law are pervasive they are noted.

One of the more difficult aspects of this area of law is learning the definitions of the numerous unique terms that have developed specific meanings over the centuries. To ease this task important terms are highlighted and clearly defined. Typically, examples follow the definition to illustrate and reinforce what a term means. Additionally, numerous explanatory examples are used throughout the book to provide a clear understanding of the material.

I have used certain conventions throughout the book.

O refers to the original land owner. Unless otherwise stated, O owns a fee simple absolute in the land. [You will know what a fee simple absolute is when you finish studying this book!]

Blackacre is a name of the land involved in all the transactions in this book.
Reference to A, B, C, C1, C2, etc. refers to a living person.

The final chapter includes sample exam questions for testing your understanding of the material. Answers with detailed explanations are also provided.

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If you have any comments, suggestions or questions feel free to contact me.

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