

Interests in Real Property

1. The All-Power Gas and Electric Company cleared a right of way across Larry's land and put up a power line, which it has maintained for the past 20 years. Now the company wants to replace the old line with a new one, and Larry has decided he doesn't want them on his land.
 - a. Does the Power Company have a recognizable interest in Larry's land? Explain.
 - b. Can Larry keep them from installing a new line? Explain.
2.
 - a. What is a fee simple?
 - b. What is a life estate?
 - c. If Ed grants a life estate to his wife, what interest does he retain? Explain.
3. Myra, Elsa, and Ellen are sisters who own 500 acres of land as tenants in common. Discuss the interest each has in the real estate.
4. Agatha, Betty, and Clara are sisters who own 300 acres of land as joint tenants.
 - a. What interest does each of them have in the parcel of land?
 - b. If Betty dies, what happens to her share of the 300 acres?
 - c. If Clara sells one-half of her interest to Diane, what interest does Diane acquire in the 300-acre parcel?
5. Explain what is meant by an implied warranty of habitability and how this doctrine has changed the common law approach with respect to residential leases.
6. Barton granted his neighbor, Mullins, the right to graze her cattle on Barton's land. Identify the type of property interest Mullins has in Barton's land and explain how such interests are created.