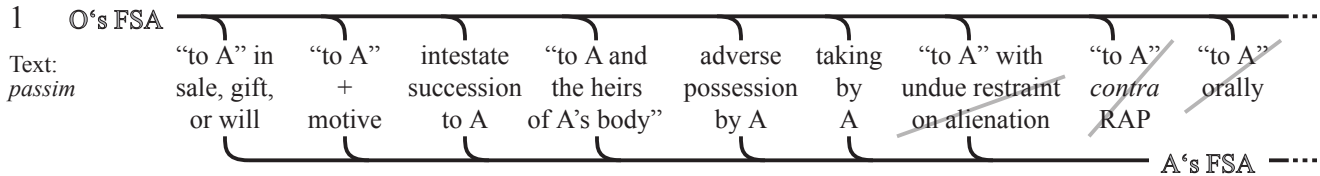


# Estates and *Future Interests*

## A Visual Guide to the Majority Rules of U.S. Property Law

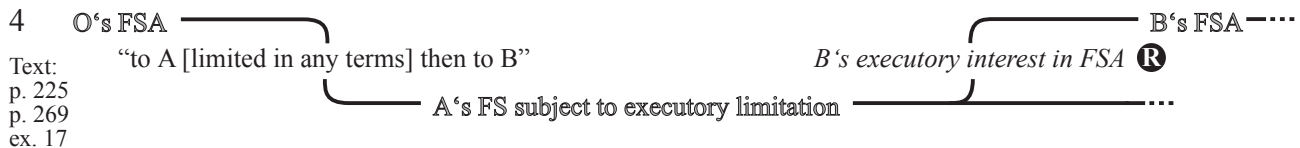
### Transfers of Fee Simple Absolute (“FSA”)

**Note:** transfers of lesser estates take similar form.

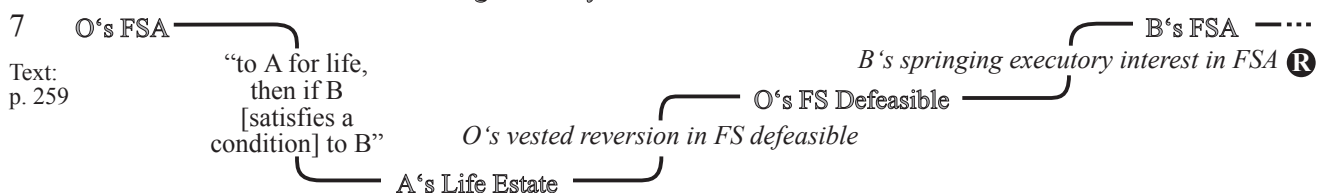
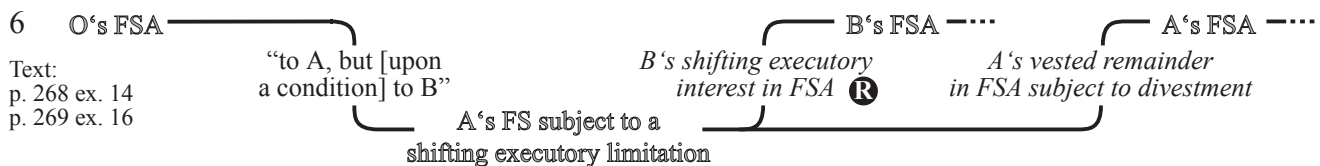


### Fee Simple (“FS”) Defeasible Estates

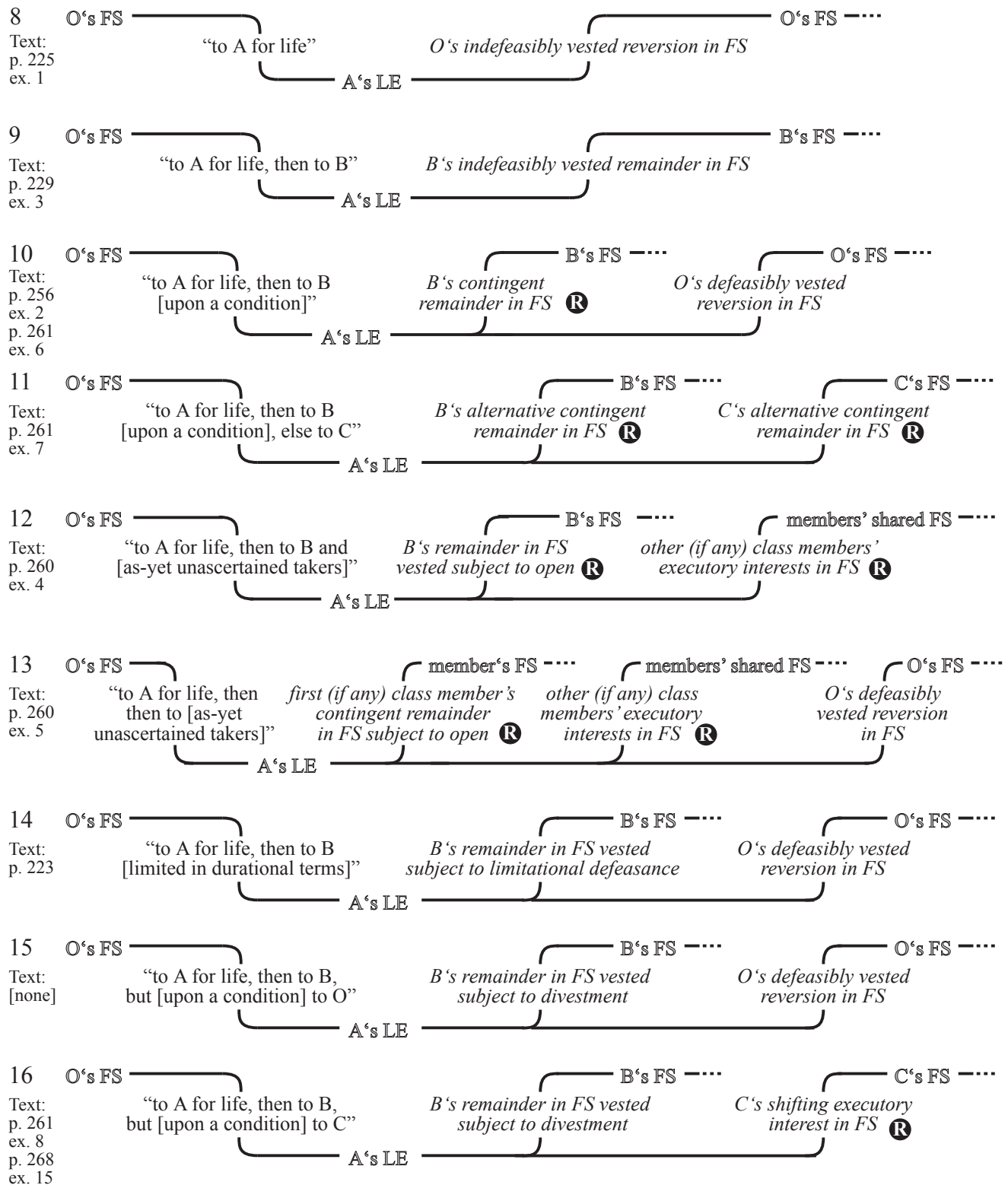
**Note:** lesser defeasible estates take similar form.



### Fee Simple (“FS”) Estates Subject to Executory Limitations



## Life Estates ("LE"s)



### Notes

Time flows from left to right.  
Transfers flow down.  
Future interests flow up.  
Lines trace exclusive alternatives.

text = *Property* (7th ed., Duke ... eds.)  
A, B, C = owners  
RAP = Rule Against Perpetuities  
Thanks to: Chapman 2010§31Ls, Ken Stahl, Donald Kochan

— = legally invalidated  
---- = continues indefinitely  
**R** = interest subject to RAP