

C 35911

Law School

MAY EXAMINATION: 1897.

SECOND YEAR.

REAL PROPERTY.

PASS.

Examiner: EDWARD BAYLY.

1. What is the meaning of *cujus est solum ejus est usque ad caelum*?
2. Distinguish fully between *rent charge* and *rent service*.
3. A., tenant for life of certain lands, enfeoffs B. in fee. What was the effect upon A., B., and the reversioner (a) at common law, (b) since the statute relating to feoffments?
4. (a) Can one tenant in common hold lands in fee simple, and the other in fee tail. (b) Can one joint tenant hold lands in fee simple and the other in fee tail? Explain fully.
5. An estate is conveyed to A. and his heirs. A. is a bastard and can only have heirs of his body. What estate does he take?
6. Describe the procedure in barring an entail (a) when there is a protector to the settlement, (b) when there is none.
7. A., by deed, grants lands to B. for life, and afterwards devises the reversion to the heirs of B.'s body by his present wife. What estate does B. take?
8. An estate is granted to A. for life with remainder to such of his sons as shall first attain the age of 21 years. A. dies when his eldest son is 19 years old. What estate (if any) does the son take? Why?
9. Define title by possession and prescription. In what particulars do they differ from one another?
10. A. purchases lands at a mortgage sale purporting to be in exercise of the statutory implied power of sale. The mortgagor desires to impeach A.'s title on the ground that the power of sale was improperly exercised. What are A.'s rights?
11. What is the statutory provision as to dower out of equitable estates?
12. What is the statutory provision as to dower when a wife under age executes a conveyance of lands purporting to bar her dower to a purchaser for value?

W. L. Mackenzie King Papers

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