

EXAMINATION QUESTIONS, 1893.

REAL PROPERTY.

Time, 2 hours. A. O. EARLE, *Examiner.*

1. State the rule in Shelley's case.
2. What is the effect of a general devise without words of limitation?
 - (a) Before the Wills Act.
 - (b) Since that Act.
3. On the death of a tenant in fee on whom does his estate descend? As between deceased's father and brother who is entitled? What is the authority on this point?
4. Are the Statutes of Uses and Enrollments in force in this Province?
5. A. B. died intestate, seized in fee of a lot of land and possessed of a mortgage in fee and of a term of years; he left him surviving his widow and a married daughter aged 22; an offer is made to purchase the entire estate, what steps must be taken to carry out, and who should be the parties to the respective transfers?
6. In what estates is a widow dowerable?
 - (a) Apart from the N. B. Dower Act.
 - (b) Under that Act.
7. Can estates tail exist in New Brunswick? Give reason.
8. How could married women convey freehold estates at common law? What are their powers under statute, and how must they be exercised?
9. What leasehold estates are within the Statute of Frauds?
10. A tenant entered under a parol lease for seven years and paid the quarterly rent for two years; what is his interest?
11. Define a tenancy at will and a tenancy at sufferance.