
Preface

When I began teaching Property, my students and I had a lot in common. True, I had struggled through a few weeks of Estates and Future Interests during my own law school education, but my only memories of the experience were of how lost my classmates and I felt. True, I had practiced law for quite a while, but nothing in my litigation practice had involved multiple ownership interests in Property. There was only one answer to my teaching dilemma: my students and I were going to have to learn Estates and Future Interests together.

Well, learn it we did, and we even had fun doing it. This book grew out of our study. It aims to demystify Estates and Future Interests—a notoriously complex and difficult area of Property law. Here are the book's main characteristics:

Clear, simple language. The concepts are hard enough. The language explaining them should be as clear and accessible as possible. This book is written to clarify, not add to the confusion.

Step-by-step approach. The book starts with simple, basic concepts and builds upon them one step at a time. At each stage, new concepts are integrated with old material, and practice exercises help you master the material of that chapter before moving on.

One central graphic. Part of the problem with learning future interests is the morass of terms. This book provides a central graphic that organizes those terms and shows you how to analyze any conveyance.

Sensitivity to different learning styles. The book gives visual learners the graphics they need, contextual learners the overviews they need, auditory learners the textual explanations they need, and tactile learners the manual activities they need. The text sets out the material in multiple formats so everyone can find a tool that works.

Parallels Dukeminier and Krier's *Property* casebook. This book is written to work with any Property casebook, but it is purposefully designed to match the coverage and approach of Dukeminier and Krier's casebook, *Property*. All of the Future Interests concepts covered in *Property* are explained here, and nothing unnecessary is added.

Plentiful study questions and practice exercises. Practice is the best way to learn Estates and Future Interests. Each chapter in this book

provides practice exercises (with answers) for learning the new concepts and reviewing material from earlier chapters.

Other study aids. In addition to the central graphic, the book provides three other kinds of study tools for organizing and using the terms and concepts: the outlines in Appendices A and E and the lists of available choices for identifying a conveyance in Chapter 10. Also, a vocabulary appendix provides quick reference for clarifying a particular term. Another appendix provides answers for the study questions and practice exercises. At the end of the book, all of the text boxes, lists, and charts are gathered into one appendix to provide a quick review of the entire book.

For students, we hope this book will give you the lay of this ancient land, and help you feel at home in the strange world of Estates and Future Interests. *For teachers*, we hope this book will raise the level of understanding your students achieve outside of class, reducing the need for basic explanation and repetition and freeing you to use class time more productively and enjoyably.

So, relax and let's see what lies in store as we begin our study of Estates and Future Interests in land.

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