

Table 2. Summary of Future Interests In Land Discussed in this Report

Future Interests and Defeasible Estates Discussed In This Section

Land Trust Owns	Homebuyer Owns	Forfeiture or Termination?	Violates Rule Against Perpetuities? ¹	Example Conveyance
Possibility of Reverter	Fee Simple Determinable	Natural Termination	No	Buyer keeps land until sea rises 4 feet, then land reverts to TLC. ²
Power of Termination	Fee Simple Subject to a Condition	Forfeiture	No	Buyer keeps land unless her heirs build shore protection, then TLC goes to court to gain possession. ²
Executory Interest	Fee Simple Subject to a Condition	Natural Termination	Yes	Owner keeps land until sea rises 4 feet, then land goes to TLC. ³
Executory Interest	Fee Simple Subject to a Condition	Forfeiture	Yes	Buyer keeps land unless her heirs build shore protection, then TLC goes to court to gain possession. ⁴

Other Interests Provided for Context

N/A	Fee Simple Absolute	N/A	No	The entire estate forever.
Reversion	Estate for Years	Natural Termination	No	Buyer owns land for 12 years, then land goes to TLC. ⁵
Remainder	Life Estate	Natural Termination	No	Buyer owns land for life; land goes to TLC upon her death.

Notes

1. See Section 4.2.2 for a discussion of the Rule Against Perpetuities.
2. Assumes that developer transfers the future interest to TLC after selling the fee simple to homebuyer.
3. Assumes that owner donates executory interest to TLC.
4. Assumes that developer sells fee simple to homebuyer and transferred executory interest to TLC at the same time.
5. Section 9.2 discusses why TLC and the landowner might agree to replace a conservation easement or possibility of reverter with a reversion after an estate for years, once submergence appears to be about a decade away.

Future Interests

S Ashworth



Future Interests:

Future Interests Book Review: Unveiling the Power of Words

In a global driven by information and connectivity, the ability of words has are more evident than ever. They have the ability to inspire, provoke, and ignite change. Such could be the essence of the book **Future Interests**, a literary masterpiece that delves deep in to the significance of words and their affect our lives. Published by a renowned author, this captivating work takes readers on a transformative journey, unraveling the secrets and potential behind every word. In this review, we will explore the book is key themes, examine its writing style, and analyze its overall effect on readers.

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