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## Problems

1. Cicero grants Homer a life estate in Cicero's farm, and the property is to return to Cicero at Homer's death. Which of the following acts is considered waste? Why?
  - a. Homer removed timber from the property for the purpose of using the land to grow crops. He sells the timber for \$50,000.
  - b. Homer tears down the house on the farm.
  - c. Homer drills a new oil well and removes oil from the land.
  - d. Homer removes timber from a part of the farm that is unfit for agricultural purposes and uses the timber to repair a fence on the farm.
2. Bob and Carol, husband and wife, owned a farm as joint tenants, not as tenants by the entirety. Marital problems developed, and Bob and Carol separated. While they were separated, Bob deeded his interest in the farm to a friend, Alice. Later Bob and Carol were reconciled, and Bob signed a will leaving the farm to Carol. At Bob's death, who owns the farm? Why?
3. Adam had two sons, Cain and Abel. Adam wanted to deed a valuable farm to his sons as joint tenants, but he liked Abel nine times more than he liked Cain. Consequently, Adam worded

- the deed as follows: "To Cain, a one-tenth interest, and to Abel, a nine-tenths interest, as joint tenants with rights of survivorship." Abel later died of natural causes. Who owns the real estate now? Why?
4. Harry and Wilda, husband and wife, owned a car and a house. The title to the car was in Wilda's name, and the house was owned by Harry and Wilda as tenants by the entirety. One day while driving to the grocery store, Harry caused an automobile accident and seriously injured Macbeth. Macbeth sued Harry and Wilda for \$800,000 and claimed that he could take their house if their insurance failed to cover the damage award. Is Macbeth correct? Why or why not?
  5. Two brothers, Barry and Harry, owned a farm as joint tenants. They farmed the land together for 30 years. On Barry's death, Harry took his deed to an attorney to have the title changed to his name only. The attorney advised Harry that there had been a mistake in the original deed and that Barry and Harry had owned the land as tenants in common rather than as joint tenants. Barry left no will; and his only heirs were Harry and two sisters, Lettie and Betty. There was a long-