# Contents

List of Illust	rations	xxi
Preface to th	e Concise Fourth Edition	XXV
Acknowledgi	ments	xxix
PART I	AN INTRODUCTION TO SOME FUNDAMENTALS	1
Chapter 1	First Possession: Acquisition of Property by Discovery	
	(or Conquest), Capture, and Creation	3
	A. Acquisition by Discovery/Conquest	3
	Johnson v. M'Intosh	3
	Notes and Questions	11
	B. Acquisition by Capture	15
	1. The Rule of Capture	16
	Pierson v. Post	16
	Notes and Questions	21
	Problems: More on the Rule of Capture of Wild Animals	24
	Keeble v. Hickeringill	25
	Notes and Questions	28
	Popov v. Hayashi	30
	Notes and Questions	34
	The Rule of Capture Applied to Other "Fugitive"	
	Resources	35
	The Tragedy of the Commons and the Economic	
	Theory of Property	37
	C. Constituting Ownership	39
	1. Ownership as a "Bundle of Rights"	40
	Joseph William Singer, Property and Social Relations:	
	From Title to Entitlement	40
	Henry E. Smith, Property as the Law of Things	40
	Notes and Questions	41

	2.	So	me Basic Aspects of Ownership	42
		a.	The Right to Exclude	42
			Jacque v. Steenberg Homes, Inc.	42
			Commonwealth v. Magadini	44
			Notes and Questions	50
		b.	The Right to Transfer	52
			Andrus v. Allard	52
			Notes and Questions	55
		c.	The Right to Destroy	56
			Eyerman v. Mercantile Trust Co.	56
			Notes and Questions	62
		d.	The Public Trust and the Public Domain in Land	62
			Matthews v. Bay Head Improvement Association	63
			Notes and Questions	68
D.		-	isition by Creation: An Introduction to	
			lectual Property	69
	1.	Th	ree Non-Traditional Intellectual Property Interests	71
		a.	Misappropriation	71
			International News Service v. Associated Press	71
			Notes and Questions	76
		b.	Property in One's Persona: The Right of Publicity	77
			White v. Samsung Electronics America, Inc.	78
			Notes and Questions	84
		c.	Property in One's Person: Body Parts	85
			Moore v. Regents of the University of California	85
			Notes and Questions	96
	2.		ree Core Intellectual Property Interests	99
		a.	Patents	99
			Diamond v. Chakrabarty	100
			Notes and Questions	104
		b.	Copyright	105
			Feist Publications, Inc. v. Rural Telephone Service Co.	106
			Notes and Questions	111
		c.	Trademarks	113
			United States Patent and Trademark Office v.	114
			Booking.com B.V.	114 121
			Notes and Ouestions	171

v	

Chapter 2	Subsequent Possession: Acquisition of Property	
	by Find, Adverse Possession, and Gift	123
	A. Acquisition by Find	123
	Armory v. Delamirie	124
	Notes and Questions	124
	Hannah v. Peel	126
	Notes and Questions	131
	B. Acquisition by Adverse Possession	134
	1. The Theory of Adverse Possession	134
	2. Elements of Adverse Possession	135
	Chaplin v. Sanders	136
	Notes and Questions	140
	Problems	142
	3. The Mechanics of Adverse Possession	143
	a. Tacking	143
	Howard v. Kunto	143
	Notes and Questions	148
	b. Disabilities	149
	Problems	149
	4. Adverse Possession of Chattels	150
	O'Keeffe v. Snyder	150
	Notes and Questions	157
	C. Acquisition by Gift	159
	Problems	161
	Newman v. Bost	162
	Note	167
	Problems	168
	Gruen v. Gruen	168
	Notes and Questions	175
	Review Problems	175
PART II	THE SYSTEM OF ESTATES (EXCLUDING	
	LEASEHOLDS)	177
Chapter 3	Possessory Estates	179
	A. The Fee Simple	182
	Problems	183
	Problems	184
	B. The Fee Tail	185
	Problems	186

	C. The Life Estate	187
	White v. Brown	188
	Notes and Questions	193
	D. Leasehold Estates	196
	E. Defeasible Estates	196
	Mahrenholz v. County Board of School Trustees	199
	Notes, Questions, and Problem	205
	Review Problems	206
Chapter 4	Future Interests	209
	A. The Modern Relevance of Future Interests	209
	B. Future Interests Retained by Transferor	211
	1. Reversion	211
	Problems	212
	2. Possibility of Reverter	212
	3. Right of Entry	213
	C. Future Interests in Transferees	213
	1. Introduction	214
	Problem	215
	2. Remainders	215
	Problems	217
	Question	218
	3. Executory Interests	218
	Problems	220
	Review Problems	220
	D. Rules Furthering Marketability by Destroying	222
	Contingent Future Interests  1. Doctring this little of Contingent Remainders	223
	<ol> <li>Destructibility of Contingent Remainders</li> <li>The Rule in Shelley's Case</li> </ol>	224 225
	3. The Northier of Worthier Title	226
	4. The Rule Against Perpetuities	226
	a. The Common Law Rule	226
	Lewis Simes, Public Policy and the Dead Hand	227
	Problems and Notes	233
	b. Perpetuities Reforms	236
Chapter 5	Co-ownership and Marital Interests	239
	A. Common Law Concurrent Interests	239
	1. Types, Characteristics, Creation	239
	Problems	241
	2. Multiple-Party Bank Accounts	242
	Problems	244

Contents	xv

	3. Relations Among Concurrent Owners	244
	a. Partition	244
	Delfino v. Vealencis	245
	Notes and Questions	251
	b. Sharing the Benefits and Burdens of Co-ownership	254
	Spiller v. Mackereth	254
	Parker v. Shecut	256
	Notes and Questions	258
	B. Marital Interests	262
	1. The Common Law System	263
	a. During Marriage	263
	Sawada v. Endo	263
	Notes	267
	b. Termination of Marriage by Divorce	268
	c. Termination of Marriage by Death	268
	2. The Community Property System	269
	3. Same-Sex Marriage	270
	4. Rights of Domestic Partners	271
PART III	LEASEHOLDS: THE LAW OF LANDLORD	
PART III	LEASEHOLDS: THE LAW OF LANDLORD AND TENANT	273
PART III Chapter 6		<ul><li>273</li><li>275</li></ul>
	AND TENANT	
	<b>AND TENANT</b> Tradition, Tension, and Change in Landlord-Tenant Law	275
	AND TENANT  Tradition, Tension, and Change in Landlord-Tenant Law  A. The Leasehold Estates	<ul><li>275</li><li>275</li></ul>
	AND TENANT  Tradition, Tension, and Change in Landlord-Tenant Law  A. The Leasehold Estates  1. The Term of Years	<ul><li>275</li><li>275</li><li>275</li></ul>
	AND TENANT  Tradition, Tension, and Change in Landlord-Tenant Law  A. The Leasehold Estates  1. The Term of Years 2. The Periodic Tenancy	275 275 275 275
	AND TENANT  Tradition, Tension, and Change in Landlord-Tenant Law  A. The Leasehold Estates  1. The Term of Years 2. The Periodic Tenancy 3. The Tenancy at Will	275 275 275 275 276
	AND TENANT  Tradition, Tension, and Change in Landlord-Tenant Law  A. The Leasehold Estates  1. The Term of Years 2. The Periodic Tenancy 3. The Tenancy at Will Problems	275 275 275 275 276 276
	AND TENANT  Tradition, Tension, and Change in Landlord-Tenant Law  A. The Leasehold Estates  1. The Term of Years 2. The Periodic Tenancy 3. The Tenancy at Will Problems 4. The Tenancy at Sufferance: Holdovers	275 275 275 275 276 276 276
	AND TENANT  Tradition, Tension, and Change in Landlord-Tenant Law  A. The Leasehold Estates  1. The Term of Years 2. The Periodic Tenancy 3. The Tenancy at Will Problems 4. The Tenancy at Sufferance: Holdovers  B. Selection of Tenants and Fair Housing Law	275 275 275 275 276 276 276 283
	AND TENANT  Tradition, Tension, and Change in Landlord-Tenant Law  A. The Leasehold Estates  1. The Term of Years 2. The Periodic Tenancy 3. The Tenancy at Will Problems 4. The Tenancy at Sufferance: Holdovers  B. Selection of Tenants and Fair Housing Law Wetzel v. Glen St. Andrew Living Community, LLC	275 275 275 275 276 276 276 283 285
	AND TENANT  Tradition, Tension, and Change in Landlord-Tenant Law  A. The Leasehold Estates  1. The Term of Years  2. The Periodic Tenancy  3. The Tenancy at Will Problems  4. The Tenancy at Sufferance: Holdovers  B. Selection of Tenants and Fair Housing Law Wetzel v. Glen St. Andrew Living Community, LLC Notes and Questions	275 275 275 275 276 276 276 283 285 292
	AND TENANT  Tradition, Tension, and Change in Landlord-Tenant Law  A. The Leasehold Estates  1. The Term of Years 2. The Periodic Tenancy 3. The Tenancy at Will Problems 4. The Tenancy at Sufferance: Holdovers  B. Selection of Tenants and Fair Housing Law Wetzel v. Glen St. Andrew Living Community, LLC Notes and Questions  C. Subleases and Assignments	275 275 275 275 276 276 276 283 285 292
	AND TENANT  Tradition, Tension, and Change in Landlord-Tenant Law  A. The Leasehold Estates  1. The Term of Years 2. The Periodic Tenancy 3. The Tenancy at Will Problems 4. The Tenancy at Sufferance: Holdovers  B. Selection of Tenants and Fair Housing Law Wetzel v. Glen St. Andrew Living Community, LLC Notes and Questions  C. Subleases and Assignments Ernst v. Conditt	275 275 275 275 276 276 276 283 285 292 298
	AND TENANT  Tradition, Tension, and Change in Landlord-Tenant Law  A. The Leasehold Estates  1. The Term of Years  2. The Periodic Tenancy  3. The Tenancy at Will Problems  4. The Tenancy at Sufferance: Holdovers  B. Selection of Tenants and Fair Housing Law Wetzel v. Glen St. Andrew Living Community, LLC Notes and Questions  C. Subleases and Assignments Ernst v. Conditt Notes and Problems	275 275 275 275 276 276 276 283 285 292 298 298 303
	AND TENANT  Tradition, Tension, and Change in Landlord-Tenant Law  A. The Leasehold Estates  1. The Term of Years 2. The Periodic Tenancy 3. The Tenancy at Will Problems 4. The Tenancy at Sufferance: Holdovers  B. Selection of Tenants and Fair Housing Law Wetzel v. Glen St. Andrew Living Community, LLC Notes and Questions  C. Subleases and Assignments Ernst v. Conditt Notes and Problems Kendall v. Ernest Pestana, Inc.	275 275 275 275 276 276 276 283 285 292 298 298 303 306

	D. The Tenant Who Defaults	313
	1. The Tenant in Possession	313
	Berg v. Wiley	313
	Notes and Questions	318
	2. The Abandoning Tenant	320
	Sommer v. Kridel	320
	Notes and Questions	326
	E. The Landlord's Duties	328
	1. The Duty to Deliver Possession	328
	2. Duties Regarding the Condition of the Premises	329
	3. Quiet Enjoyment and Constructive Eviction	330
	Village Commons, LLC v. Marion County Prosecutor's Office	330
	Notes and Questions	336
	Problems	339
	4. The Implied Warranty of Habitability	339
	Hilder v. St. Peter	340
	Notes, Questions, and Problems	346
	Review Problem	349
PART IV	TRANSFERS OF LAND	351
Chapter 7	The Land Transaction	353
1	A. Introduction to Buying and Selling Real Estate	353
	Question	368
	Problem	368
	B. The Contract of Sale	369
	1. The Statute of Frauds	369
	Hickey v. Green	370
	Notes and Questions	372
	Problem	373
	2. Marketable Title	373
	Lohmeyer v. Bower	373
	Notes and Questions	376
	3. The Duty to Disclose Defects	378
	Stambovsky v. Ackley	378
	Notes and Questions	382
	4. Remedies for Breach of the Sales Contract	384
	Jones v. Lee	384
	Notes and Questions	387

	C. The Deed	388
	1. Warranties of Title	388
	Notes and Questions: The Deed	389
	Brown v. Lober	391
	Questions	393
	2. Delivery	394
	D. Financing Real Estate Transactions	394
	1. Introduction to Mortgages	394
	2. Mortgage Foreclosure	397
	Murphy v. Fin. Dev. Corp.	398
	Grant S. Nelson & Dale A. Whitman, Real Estate Finance Law	402
	Notes and Questions	403
	U.S. Bank National Association v. Ibanez	404
	Notes and Questions	413
	3. Alternatives to Mortgages	416
	Horne v. Harbour Portfolio	417
	Notes and Questions	420
Chapter 8	Title Assurance	423
	A. The Title Search	423
	Grantor-Grantee Index	424
	Tract Index	424
	Luthi v. Evans	427
	Notes and Questions	432
	B. The Recording System	433
	1. Introduction	433
	2. Types of Recording Acts	434
	Problems	436
	Messersmith v. Smith	437
	Notes and Questions	443
	3. Chain of Title Problems	443
	Board of Education of Minneapolis v. Hughes	444
	Questions	446
	Guillette v. Daly Dry Wall, Inc.	447
	Note and Questions	449
	4. Inquiry Notice	449
	Waldorff Insurance and Bonding, Inc. v. Eglin	
	National Bank	449
	Problem, Note, and Questions	453
	5. Marketable Title Acts	454

Contents

xvii

	C. Title Insurance	454
	Lick Mill Creek Apartments v. Chicago Title Insurance Co.	456
	Notes and Problem	460
	D. Title Registration (The Torrens System)	460
	Review Problems	461
PART V	LAND USE CONTROLS	465
Chapter 9	Judicial Land Use Controls: The Law of Nuisance	467
_	Morgan v. High Penn Oil Co.	467
	Notes and Questions	469
	Boomer v. Atlantic Cement Co.	473
	Notes and Questions	477
Chapter 10	Private Land Use Controls: The Law of Servitudes	481
	A. Classifying Servitudes	481
	B. Easements	483
	1. Creation of Easements	484
	Willard v. First Church of Christ, Scientist	484
	Notes and Questions	488
	Mund v. English	492
	Henry v. Dalton	493
	Notes and Questions	494
	Van Sandt v. Royster	494
	Notes and Questions	500
	Othen v. Rosier	502
	Notes, Questions, and Problem—Easements	
	by Necessity	509
	Notes, Questions, and Problem—Easements	
	by Prescription	511
	2. Scope of Easements	513
	Brown v. Voss	513
	Notes and Questions	521
	3. Termination of Easements	523
	Preseault v. United States	523
	Notes and Problem	527
	4. Negative Easements	529
	C. Covenants Running with the Land	530
	1. Covenants Enforceable at Law: Real Covenants—	
	The Traditional Approach	531

	Contents
Problems	534
2. Covenants Enforceable in Equity: Equitable	331
Servitudes—The Traditional Approach	534
Tulk v. Moxhay	534
Notes, Questions, and Problems	538
3. Creating Negative Servitudes by Implication	539
Phillips v. Hatfield	540
Notes and Questions	547
4. Termination of Covenants	548
River Heights Associates L.P. v. Batten	549
Notes and Questions	553
5. Discriminatory Servitudes	554
Shelley v. Kraemer	554
Notes and Questions	558
6. Common Interest Communities	559
Nahrstedt v. Lakeside Village Condominium	
Association, Inc.	560
Notes and Questions	570
Condominiums and Cooperatives	570
Problems	572
Review Problems	574
Legislative Land Use Controls: The Law of Zoning	577
A. Introduction	577
1. Constitutionality	579
Village of Euclid v. Ambler Realty Co.	579
Notes and Questions	584
2. Zoning Authority and Legislation	586
B. The Nonconforming Use	587
Jones v. Lutken	587
PA Northwestern Distributors, Inc. v. Zoning Hearing Board	589
Problems, Notes, and Questions	594
C. Achieving Flexibility in Zoning	596
1. Variances and Special Exceptions	597
a. Variances	597
Notes and Questions	598

b. Special Exceptions

State v. City of Rochester

Note

2. Zoning Amendments and the Spot Zoning Problem

Chapter 11

xix

599

599

599

600

	D. Expanding the Aims of Zoning	601
	1. Aesthetic Regulation	602
	State ex rel. Stoyanoff v. Berkeley	602
	Notes	608
	2. Controls on Household Composition	610
	Moore v. City of East Cleveland	610
	Notes and Question	612
	City of Edmonds v. Oxford House, Inc.	613
	Note	617
	3. Exclusionary Zoning	618
	Southern Burlington County NAACP v. Township	
	of Mount Laurel	618
	Notes and Questions	623
Chapter 12	<b>Eminent Domain and the Problem of Implicit Takings</b>	627
	A. The Power of Eminent Domain: Sources and Rationales	627
	B. Public Use (and a Note on Just Compensation)	628
	Kelo v. City of New London	628
	Notes and Questions	635
	C. Implicit Takings	637
	1. The Standard Approach: Ad Hoc Balancing	638
	Pennsylvania Coal Co. v. Mahon	638
	Notes and Questions	644
	Penn Central Transportation Company v. City of New York	646
	Notes and Questions	660
	2. Categorical Rules	661
	Loretto v. Teleprompter Manhattan CATV Corp.	661
	Notes and Questions	670
	Lucas v. South Carolina Coastal Council	672
	Notes and Questions	685
	Cedar Point Nursery v. Hassid	689
	Notes and Questions	702
Appendix		705
Table of Cases	;	715
Author Index		721
Subject Index		725

# List of Illustrations

## Chapter 1

William McIntosh	5
Map of North America (c. 1784), attributed to William Faden, London 1793	6
Map of land claims in Johnson v. M'Intosh	10
Chief Justice John Marshall (painting by Chester Harding)	13
Pierson v. Post map	17
Sir William Blackstone (painting by Sir Joshua Reynolds)	22
Decoyman Driving Wild Duck Up the Pipe (drawing)	26
Edmund Hickeringill	27
Justice Geraldine S. Hines	45
4 Kingsbury Place	57
Bay Head's sea wall, constructed in 1882	64
AP newsroom circa 1920	72
Portion of the 1988 Samsung ad in Smithsonian magazine	79
Mo Cell Line Patent Issued to Regents University of California	86
Henrietta Lacks	99
Chapter 2	
Tureen and cover, by Paul de Lamerie (photograph)	124
Gwernhaylod House, Overton-on-Dee, Shropshire (photograph)	127
Cartoon by Michael Maslin (wallet)	133
Map of the disputed land in Fulkerson	137
Figure 2-1 (map of land in <i>Howard v. Kunto</i> )	145
Georgia O'Keeffe, Seaweed (painting)	152
Georgia O'Keeffe (photograph)	157
J.F. Van Pelt (photograph)	163
Residence of J.F. Van Pelt, Statesville, North Carolina (etching)	166
Gustav Klimt, Schloss Kammer am Attersee II (painting)	171
Cartoon by John O'Brien	174

### Chapter 3

European Feudalism (drawing)	180
Time line 3-1	182
Time line 3-2	185
Time line 3-3	187
Jessie Lide's House, Knoxville, Tennessee (photograph)	190
Time line 3-4	197
Time line 3-5	198
Time line 3-6	199
Chapter 4	
Modern Future Interests (chart)	210
Time line 4-1	211
Time line 4-2	212
Time line 4-3	213
Time line 4-4	213
Time line 4-5	216
Time line 4-6	216
Time line 4-7	219
Time line 4-8	219
Jeremy Bentham's "Auto-Icon" (photograph)	228
Time line 4-9	231
Time line 4-10	232
Chapter 5	
Helen Vealencis (photograph)	246
Figure 5-1 (map of land in Delfino v. Vealencis)	248
Cartoon by Robert Weber (marital arrangement)	262
Chapter 6	
Judge Diane Wood	285
Pierre Apartments, Hackensack, New Jersey (photograph)	321
River View Towers, Fort Lee, New Jersey (photograph)	323
House, Rutland, Vermont (photograph)	342
Chapter 7	
The Home Buying Stages from Contract to Close (chart)	355
House, Berkley Hills Addition, Emporia, Kansas (photograph)	374
Haunted House, Nyack, New York (photograph)	381
Map created by the federal Home Owner's Loan Corp.	421

## Chapter 8

Grantor Index (page), Register of Deeds, Suffolk County, Massachusetts	425
Grantor Index (page), Register of Deeds, Coffey County, Kansas	430
Caroline Messersmith's house (photograph)	438
Gulf Terrace Condominium, Destin, Florida (photograph)	451
Chapter 9	
Atlantic Cement Co.'s Coeymans plant	473
Chapter 10	
Figure 10-1 (Willard v. First Church of Christ, Scientist)	485
Figure 10-2 (Van Sandt v. Royster)	496
Three lots (photograph)	497
Gray's Mansion (photograph)	497
Implied Grant (drawing)	501
Implied Reservation (drawing)	501
The 1896 deed from Hill conveying the 100-acre parcel	503
Figure 10-3 (Othen v. Rosier)	504
Figure 10-4 (easement by necessity)	509
Figure 10-5 The original exhibit used in <i>Brown v. Voss</i>	514
Figure 10-6 Aerial photograph providing a more accurate view	
(Brown v. Voss)	515
Figure 10-7 Map from Court's opinion (Preseault v. United States)	525
Figure 10-8 (real covenants)	531
Charles Pepys, First Earl of Cottenham (painting by Charles Robert Leslie)	535
Leicester Square, London, 1852	536
Leicester Square, London, today	537
Figure 10-9 Map showing the lots involved in <i>River Heights Associates</i>	
L.P. v. Batten	550
Aerial view of Carrsbrook Subdivision today	551
The Shelley House, at 4600 Labadie, St. Louis, Missouri (photograph)	555
Lakeside Village Condominiums, Culver City, California (photograph)	562
Natore Nahrstedt with Boo-Boo (photograph)	568
Doonesbury Panel (cartoon)	571
Cartoon by Peter Steiner (gated community)	573
Chapter 11	
The 1893 World's Columbian Exposition in Chicago (photograph)	578
Euclid before zoning (map, Village of Euclid v. Ambler Realty Co.)	580
Figure 11-1 (map, Ambler Realty Property)	582

#### xxiv List of Illustrations

Houses, Ladue, Missouri (photographs)	604
Stoyanoff house (drawing)	606
Oxford House, Edmonds, Washington (photograph)	615
Ethel R. Lawrence Homes, Mount Laurel, New Jersey	622
Chapter 12	
Aerial view of the Fort Trumbull neighborhood (Kelo v. City	
of New London)	630
Susette Kelo's house in New London, Connecticut (photograph)	631
Collapsed house—the result of "robbing pillars," as locals called it	
(photograph)	639
Justice Oliver Wendell Holmes (photograph)	640
Justice Louis Dembitz Brandeis (photograph)	640
Grand Central Terminal c. 1930 (photograph)	647
Excavation for Grand Central Terminal, 1906 (photograph)	648
Breuer I (drawing of tower over Grand Central Terminal)	650
Breuer II (drawing of tower over Grand Central Terminal)	651
Development rights transfer (drawing)	656
Loretto's Apartment House, New York City (photograph)	666
Map from Lucas v. South Carolina Coastal Council	672
David Lucas's lots, Isle of Palms, South Carolina (photograph)	675
Workers at a strawberry farm (Cedar Point Nursery v. Hassid)	690