Index

[References are to pages unless otherwise indicated]

Access to navigable water, 66.
Accretion, 60 ff.
  existing accretions, 61.
  future accretions, 62 ff.
  shifting of non-navigable streams, 68; c. 3, n. 99.
Administrators
  interest in decedent’s estate, 128.
  regulation of duties, 128.
Adopted children
  conferring rights of inheritance upon, 122; c. 3, n. 222.
  enabling them to take under deed or will, 200 ff.
  inheritance from, c. 3, n. 221.
Adverse possession, 36 ff.
  see also Limitations, statute of.
  changing character of acts necessary to acquire title, 43, 52.
  interest acquired by, 36 ff.
  necessity of actual possession, 47.
After-acquired property (wills), c. 3, n. 222.
Alienation, power of, 19 ff.
  incompetents, 23.
  infants, 23.
  married persons
    adoption of community property system, 32 ff.
    enlargement of marital estate of nonowning spouse, 24 ff.
    recording acts, 73 ff.
  restricting alienation of homestead, 28 ff.
Aliens
  conferring rights of inheritance upon, 122.
  inheritance, right of, 124.
  lease of land to, 22.
  sale of land to, 22.
Allocation of benefits between life tenant and remainderman, 188 ff.
Alluvion
  see Accretion.
Antenuptial contracts, 105 ff.
Betterment acts, 53 ff, 197 ff.
  execution against owner’s property for value of improvements, c. 3, n. 91.
  improvements made before adoption of statute, 58 ff.
  improvements made by life tenant or by grantee of life tenant, 197 ff.
  option of occupant to purchase land, 56.
  option of owner to sell land to occupant, c. 3, n. 90.
  reimbursing occupant for purchase money, 57.
  submitting question of payment for improvements to arbitrators, c. 3, n. 93.
Boat locks, 72.
Burnt Record Acts, 89.
Community property
adoption of community property systems, 32 ff.
restriction on power of alienation of previously acquired property, 32 ff.
effect of bringing property into community property state, 34.
interest of heirs of spouses, 305.
interest of husband, 301 ff.
interest of wife, 305, 306.
repeal of community property statute, 308 ff.
testamentary power over, 304 ff.
wife's control over disposition of, 301 ff.

Compromise
of claims against decedent's estate, 123.
of claims against trust estates, 148 ff.
of claims as to validity or effect of a will, 137 ff.

Concurrent ownership
see Joint tenancies; Tenancies by entireties; Tenancies in common.

Construction
of instruments, 7.
of statutes, 6.

Contest of will, 117.
incompetents, opportunity to contest, c. 3, n. 226.

Contingent remainders
see also Future interests.
as constitutionally protected interests, 136, 187.
destructibility rule, abolition of, 208 ff.

Contract to make will, 115.

Contracts, obligations of, 14 ff.
deed as a contract in the constitutional sense, 14 ff.
will as a contract in the constitutional sense, 15.

Corporations, devises to, c. 3, n. 195.

Creditor's rights
enlargement of homestead exemption, 31.
enlargement of marital estate, 26.

Married Women's Property Acts, 278, 280.

Curative statutes, 3.

Curtesy
curtesy initiate, 279 ff.
enlargement of curtesy interest effect on
antenuptial contracts, 105 ff.
postnuptial contracts, 105 ff.
rights of wife's grantees and mortgagees, 26.
wife's power of alienation, 24 ff.
wife's power of testamentary disposition, 27, 100; c. 3, n. 195, n. 199.

Married Women's Property Acts, 280 ff.
statute of limitations, operation against, c. 3, n. 69.
statutory curtesy, 295 ff.
deserting husband, c. 6, n. 60.

Dams, 72; c. 3, n. 119, n. 125, n. 126.

Dead, rights of, 97 ff, 108 ff, 255 ff, 259.
INDEX

Death taxes
see Estate taxes; Inheritance taxes.

Decedents' estates
see also Devisors; Heirs.
sale of, 124 ff.

Deeds
as contracts in the constitutional sense, 14 ff.
construction of, 7.

Descent
see also Heirs.
changing course of descent, c. 3, n. 222.
of personal property, c. 3, n. 224.
repeal of statute of descents and distributions, 90 ff.

Deserting husband, c. 6, n. 60.
Deserting wife, c. 6, n. 41.

Destroyed instruments
Burnt Record Acts, 89.
re-recordation, 76.

Destructibility rule, abolition of, 208 ff.

Devisors
see also Heirs.
adopted children, 200 ff.
compromise of claims against decedent's estate, 123.
compromise of claims as to validity or effect of a will, 137 ff.
contest of will, 117.
corporations as, c. 3, n. 195.
enlargement of share of surviving spouse, 99 ff.
exoneration, c. 3, n. 222.
federal estate taxes, proration, 119 ff.
homestead, restrictions on disposition of, 31, 32; c. 3, n. 195.
illegitimate children, 200 ff; c. 3, n. 222.
probate of will, 117 ff; c. 4, n. 30.
property acquired by testator after execution of will, c. 3, n. 222.
reducing formalities necessary for will, 117; c. 3, n. 222.
reducing restrictions on testamentary disposition, c. 3, n. 222.
religious organizations as, c. 3, n. 195.
rights of devisors after death of testator, 116 ff.
rights of devisors before death of testator, 111 ff.
rule in Shelley's Case, 204 ff.
sale of decedent's estate, 124 ff.

Dower
compelling release of dower, c. 6, n. 41.
deserting wife, c. 6, n. 41.
dower consummate, 295.
enlargement of dower interest effect on
antenuptial contracts, 105 ff.
husband's power of alienation, 24 ff.
husband's power of testamentary disposition, 27, 99; c. 3, n. 195, n. 199.
postnuptial contracts, 105 ff.
rights of husband's grantees and mortgagees, 26.
inchoate dower, 285 ff.
INDEX

Dower (continued)
judicial sales, c. 6, n. 41.
nonresident widow, c. 6, n. 41.
partition by sale, c. 6, n. 41.
statute of limitations, operation against marital interest, c. 3, n. 69; c. 5, n. 41.
statutory dower, 295 ff.
widow's election, c. 6, n. 41.
wife who kills husband, c. 6, n. 41.

Due process, 12.
Duty, defined, 5.

Easements
acquired by prescription, c. 3, n. 45.
changing character of acts necessary to acquire prescriptive right, 53.
loss of, by nonuser, c. 3, n. 77.
Entireties
see Tenancies by entireties.

Equal protection, 18.
Erosion, loss of title by, 61, 67.

Estate taxes, 95.
proration of federal taxes, 119 ff.
retroactive, 120.

Executors
interest in decedent's estate, 128.
nonintervention will, 128.
regulation of duties, 128.

Executory interests, 136 ff.
see Future interests.

Exemptions
see Homestead; Trusts.
Exoneration, c. 3, n. 222.

Fee tail estate, abolition of, 210 ff.
conferring fee simple upon tenant in tail, 219, 222.
heirs of the body, 214 ff.
power of tenant to bar entailment, 218, 220, 221.
repeal of statute abolishing fee tail, 223.
reversions and remainders after fee tail, 219 ff.

Fishways, 72.
Forced heirship, 112.
Fourteenth Amendment, 12.
Future interests, 130 ff.
adoption statutes, 200 ff.
allocation of benefits between life tenant and remaindermen, 188 ff.
compromise of claims against trust estates, 148 ff.
compromise of claims as to validity or effect of a will, 137 ff.
contingent remainders as constitutionally protected interests, 136, 187.
destructibility rule, abolition of, 208 ff.
destructibility rule, 208 ff.
executory interests, 136 ff.
fee tail estate, abolition of, 210 ff.
conferring fee simple upon tenant in tail, 219, 222.
heirs of the body, 214 ff.
power of tenant to bar entailment, 218, 220, 221.
repeal of statute abolishing fee tail, 223.
reversions and remainders after fee tail, 219 ff.
improvements and repairs made by life tenant or his grantee, 197 ff.
incompetents, future interests of, 133, 137 ff; c. 4, n. 93.
Future interests (continued)

infants, future interests of,
133, 137 ff; c. 4, n. 93.

legitimation statutes, 200 ff.
limitation, statute of, 227 ff.
long term leases, execution by
life tenant, 182 ff.
Marketable Title Acts, 227 ff.
mineral and gas leases, execu-
tion by life tenant, 185 ff.
mortgage of land by life ten-
ant, 163 ff.
partition by sale
liability to, 158 ff.
power to compel, 163.
partition in kind
liability to, 154 ff.
power to compel, 156 ff.
possibilities of reverter, 236 ff.
powers of appointment, 231 ff.
powers in trust, 233.
prospective appointees, in-
terest of, 232 ff.
release of powers, 234.
takers in default, interest of,
235.
powers of termination, 236 ff.
probate of will, c. 4, n. 30.
proceedings involving future
interests
in personam, 132.
in rem, 134, 151 ff.
necessary parties, 132 ff.
notice, 132 ff.
notice by publication, 134,
151 ff.
virtual representation, c. 4,
n. 7.
quiet title proceedings, 151 ff.
remainders, 136 ff.
reversions, 136 ff.
revocation of grants of future
interests, 224 ff.
rule against perpetuities, 202 ff.
rule in Shelley's Case, 204 ff.
sale of land in fee simple, 163 ff.
commutation of contingent
future interests, 168, 169 ff.
commutation of vested fu-
ture interests, 173 ff.
judicial supervision, c. 4, n.
77.
land held in trust, 179 ff.
power of owner of future
interest to compel sale,
165.
power of possessory owner
to compel, 165 ff.
restrictions in instrument
against sale, 181 ff.
showing of need for, c. 4, n.
78.
Torrens Acts, 151 ff.
trust, termination of, 258.
unborn persons, 133, 134, 137 ff, 148 ff, 169 ff, 224 ff,
228; c. 4, n. 10.
unknown persons, 133, 134,
137 ff, 148 ff, 151 ff, 228.
"vested" defined, 136.
Worthier Title Doctrine, 206 ff.

Grantees
enlargement of marital interest
of nonjoining spouse, 26.

Hearing
proceedings involving future
interests, 132 ff.
INDEX

Heirs

adopted children
conferring rights of inheritance upon, 122; c. 3, n. 222.
inheritance from, c. 3, n. 221.
changing course of descent, c. 3, n. 222.
compromise of claims against decedent’s estate, 123.
compromise of claims as to validity or effect of a will, 137 ff.
contest of will, 117.
enlargement of share of surviving spouse, 27, 122; c. 3, n. 222.
exoneration, c. 3, n. 222.
Federal estate taxes, proration, 119 ff.
forced heirship, 112.
homestead, modification of, 32.
illegitimate children
conferring rights of inheritance upon, 122; c. 3, n. 222.
probate of will, 117 ff.
property acquired by testator after execution of will, c. 4, n. 222.
reducing formalities necessary for will, 117; c. 3, n. 222.
reducing restrictions on testamentary power, c. 3, n. 222.
rights before death of ancestor, 111 ff.
rule in Shelley’s Case, 204 ff.
sale of decedent’s estate, 124 ff.

Hohfeld, 5.

Homestead
alienation of, 28 ff.
creditors’ rights, 31.
homesteader’s interest, 298 ff.
homestead estate which vests in widow and children, 300.
owner’s power of testamentary disposition, 32; c. 3, n. 195.
rights of heirs and devisees, 31.

Husband
see also Curtesy; Dower.
alienation, restricting power of, 24 ff.
antenuptial contracts, 105 ff.
postnuptial contracts, 105 ff.
testamentary disposition, restricting power of, 27, 99; c. 3, n. 195, n. 199.

Illegitimate children
conferring rights of inheritance upon, 122; c. 3, n. 222.
enabling them to take under deed or will, 200 ff.

Immunity, defined, 5.

Improvements
see also Betterment acts.
improvements made by life tenant or his grantee, 197 ff.

Incompetents
alienation, power of, 22.
appointment of guardian ad litem, c. 4, n. 6.
future interests of, 133, 137 ff.
compromise of claims as to validity or effect of a will, 137 ff.
Incompetents (continued)
representation by guardian, 133.
mineral and gas leases, c. 4, n. 122.
opportunity to contest will, c. 3, n. 226.
sale of lands of, c. 4, n. 93.
statutes of limitations, exemption in favor of, 43.

Infants
alienation, power of, 23.
appointment of guardian ad litem, c. 4, n. 6.
future interests of, 133, 137 ff; c. 4, n. 93.
compromise of claims as to validity or effect of a will, 137 ff.
representation by guardian, 133.
long term leases of infant’s lands, c. 4, n. 122.
mineral and gas leases, c. 4, n. 122.
sale of lands of, 127, c. 4, n. 93.
statutes of limitations, exemptions in favor of, 43.

Inheritance
see Descent; Heirs.
Inheritance taxes, 95.
retroactive, 120.

Intestate succession
see also Descent; Heirs.
disposition of property by, 108 ff.
rights of decedent owner, 108 ff.

Joint tenancies
bank deposits, c. 7, n. 43.
partition

by sale, 331 ff.
in kind, 329 ff.
power of executor or administrator of deceased owner to compel, 331.
privilege of co-owner to take ores, 334.
survivorship, incident of, 311 ff.
in case of joint trustees, 328.
repeal of statute abolishing common-law incident of survivorship, 327 ff.
statutes abolishing common-law rule of construction, 315 ff.
statutes purporting to abolish incident, 320 ff.
statutes purporting to abolish joint tenancies as such, 324.
where instrument expressly creates joint tenancy, 325 ff.
where instrument expressly creates right of survivorship, 326.
where tenants cannot compel partition, 326.

Jure uxoris
Married Women’s Property Acts, 274 ff.
wife’s personal property, c. 6, n. 9.

Land registration acts
see Torrens Acts.

Lease
see also Future interests; Life tenants; Trusts.
long term leases of infant’s lands, c. 4, n. 122.
Lease (continued)
of land to aliens, 22.
of subdivided land, 20.
Legitimation
see Illegitimate children.
Life tenants
see also Trusts.
  allocation of benefits between
  life tenant and remainder-
  men, 188 ff.
  improvements and repairs
  made by life tenant or
  his grantee, 197 ff.
long term leases, 182 ff.
mineral and gas leases, 185 ff.
mortgage of land, 163 ff.
  partition by sale
    liability to, 163.
    power to compel, 161.
partition in kind
  liability to, 158.
  power to compel, 154.
power to destroy contingent
  remainders, 208 ff.
sale of land in fee simple, 163
  ff.
restriction in instrument
  against sale, 181 ff.
  where there are contingent
  future interests, 168, 169
  ff.
  where there are vested fu-
  ture interests, 173 ff.
Limitations, statute of, 36 ff,
  227 ff.
  changing character of acts
    which will cause running
    of the statute, 43, 52.
  creating cause of action, 48.
  extinguishment of marital in-
  terest, c. 3, n. 69.
  future interests, operation
    against, 227 ff.
nature of interest acquired by
  running of statute, 36 ff.
  necessity of actual possession
  to cause period to begin to
  run, 47.
  preservation of nonpossessory
  interests, 228.
  raising bar of statute, 36 ff.
  repeal of exceptions in favor of
  persons non sui juris, 43.
  requiring owners of possessor
  interests to take affirmative
  steps, 48.
  shortening period, 42.
  suspending operation of stat-
  ute, 41.
  transfer of title by statute, 40,
    227.
Logs, floating of, 72.
Long term leases
  execution of, by life tenant,
    182 ff.
  of infants' lands, c. 4, n. 122.
Marital estates
see also Community proper-
  ty; Curtesy; Dower;
  Homestead.
  enlargement of
    effect on
      antenuptial contracts,
        105 ff.
      interest of owning
        spouse's grantee or
        mortgagee, 26.
      owning spouse's power of
        alienation, 24 ff.
      owning spouse's power of
        testamentary disposi-
        tion, 27, 99, 100; c.
        3, n. 195, n. 199.
      postnuptial contracts,
        105 ff.
INDEX

Marital estates (continued)
jure uxoris, 274 ff.
statute of limitations, operation against, c. 3, n. 69.
statutory estates, 295 ff.
Marketable Title Acts, 80 ff, 227 ff.
future interests, application to, 227 ff.
necessity of actual possession, 83 ff.
preservation of existing old interests, 82 ff, 229 ff.
Married women conveyance of separate property, c. 3, n. 2, n. 3.
Property Acts, 274 ff, 280 ff; c. 7, n. 74.
Mortgage, power to see Future interests; Life tenants; Trusts.
Mortgagees
enlargement of homestead exemption, 31.
enlargement of marital interest of nonjoining spouse, 26.

Necessary parties proceedings involving future interests, 132 ff.
Nautical rights, doctrine of, 10, 11.
Navigability, definitions of, 69 ff.
Navigable water access to, 66.
accretion, 60 ff.
definitions of navigability, 69 ff.
erosion, 61, 67.
 improvements for navigation, 66; c. 3, n. 120.
religion, c. 3, n. 100.
Notice proceedings involving future interests, 132 ff.
Obligations of contracts, 14 ff.
deed as a contract in the constitutional sense, 14 ff.
will as a contract in the constitutional sense, 15.
Occupying claimants acts see Betterment acts.

Parties proceedings involving future interests, 132 ff.
Partition future interests
partition by sale liability of owner to, 158 ff.
power of owner to compel, 163.
partition in kind liability of owner to, 154 ff.
power of owner to compel, 156 ff.
joint tenants and tenants in common
partition by sale, 331 ff.
partition in kind, 329 ff.
life tenants
partition by sale liability to, 163.
power to compel, 161.
partition in kind liability to, 158.
power to compel, 154.
power of executor or administrator of deceased owner to compel, 331.
tenants by entireties, 339.
INDEX

Personal property
descent of, c. 3, n. 222.
jure uxoris, c. 6, n. 9.
Possibilities of reverter, 236 ff.
Postnuptial contracts, 105 ff.
Power, defined, 5.
Powers of appointment, 231 ff.
powers in trust, 233.
prospective appointees, interest of, 232 ff.
release of powers, 234.
takers in default, interest of, 235.
Powers of termination, 236 ff.
Prescription
acquisition of interests by, c. 3, n. 45.
changing character of acts necessary to acquire prescriptive right, 53.
Privilege, defined, 5.
Probate of will, 117 ff; c. 4, n. 30.
Property, defined, 5.

Quiet title proceedings, 85 ff.
where future interests are involved, 151 ff.

Recording acts, 73 ff.
see also Marketable Title Acts.
changing conditions of recording, 79.
destroyed instruments, 76.
elimination of stale claims, 77 ff.
payment of taxes as condition to recording, 79.
recordation made necessary for legal effectiveness of instrument, 76 ff.
Reliction, c. 3, n. 100.

Remainders, 136 ff.
see Fee tail estate; Future interests.
Residential lots, sale of, 21.
Restrictive covenants, c. 3, n. 165; c. 4, n. 297.
Retroactive legislation
constitutional prohibitions against, 13 ff.
defined, 1, 2.
historical bias against, 9.
Reversions
see Fee tail estate; Future interests.

Revocation of grants of future interests, 224 ff.
Right, defined, 5.
Right of re-entry (power of termination), 236 ff.
Riparian rights
see Accretion; Navigable water.
Rule against perpetuities, 202 ff.
Rule in Shelley's Case, 204 ff.

Sale of land
see also Future interests;
Incompetents; Infants.
residential lots, 21.
subdivided land, 20.
to aliens, 22.

Spendthrift trusts
see Trusts.

Statutes
construction, 6.

Statutory dower, 295 ff.

Streams
see Accretion; Navigable water.

Subdivided land, lease or sale of, 20.

Survivorship
see also Joint tenancies.
tenancies by entireties, 336 ff.
INDEX

Taxes, payment of, as condition of recording, 79.

Tenancies by entireties, 334 ff.
- divorce, 338.
- Married Women's Property Acts, c. 7, n. 74.
- partition, 339.
- separate conveyances by spouses, 339.
- survivorship, incident of, 336 ff.

Tenancies in common
- partition, 329 ff.
  - by sale, 331 ff.
  - in kind, 329 ff.
  - power of executor or administrator of deceased owner to compel, 331.
- privilege of co-owner to take away ores, 334.

Testamentary disposition, power of
- see also Devisees; Heirs.
- abrogation of power, 90 ff, 96 ff.
- creation of spendthrift trusts, 249 ff.
- devises to corporations, c. 3, n. 195.
- devises to religious organizations, c. 3, n. 195.
- formalities necessary for will, 96, 117 ff.
- homestead, restrictions on disposition of, 32; c. 3, n. 195.
- husband's power of testamentary disposition, 27, 99 ff; c. 3, n. 195, n. 199.
- nature of power, 97.
- reducing restrictions on power, c. 3, n. 222.
- wife's power of testamentary disposition, 27, 100; c. 3, n. 195, n. 199.

Title
- proceedings for determination of, 85 ff, 151 ff.

- compulsory registration of title, 88.
- delegation of legislative power, c. 3, n. 164.
- elimination of restrictive covenants, c. 3, n. 165.
- future interest, application to, 151 ff.

Trusts
- allocation of benefits between life beneficiary and remaindermen, 188 ff.
- bona fide aliens of the trust res, 271 ff.
- compromise of claims against trust estate, 148 ff.
- long term leases of res, 183 ff, 268 ff.
- revocation of trust, 225 ff.
- sale or mortgage of trust res, 179 ff, 268 ff.
- spendthrift trusts, 249 ff.
- involuntary transfer of beneficiary's interest, 249 ff, 258.
- rights of settlor, 255 ff.
- termination of trust by beneficiary, 255 ff.
- voluntary transfer of beneficiary's interest, 255 ff.
- termination of trust, 258 ff.
- extinguishment of beneficiary's interest, 258.
- extinguishment of future interests, 258.
- rights of settlor, 259.
- rights of trustee, 260 ff.
Trusts (continued)
trustee as having a vested interest, 264 ff.
trustee of dry legal trust, 267.

Unborn persons, 133, 134, 137 ff, 148 ff, 169 ff, 224 ff, 228; c. 4, n. 10.
Unknown persons, 133, 134, 137 ff, 148 ff, 151 ff, 228.

Vested future interests
see also Future interests.
defined, 136.

Vested rights
defined, 6, 10.
doctrine of, 10. 11.

Virtual representation, c. 4, n. 7.

Wife
alienation, restricting power of, 24 ff.
antenuptial contracts, 105 ff.
homestead, restricting power to alienate, 28 ff.

postnuptial contracts, 105 ff.
testamentary disposition, restricting power, 27, 100;
c. 3, n. 195, n. 199.

Wills
see also Devises; Heirs;
Testamentary disposition.
as a contract in the constitutional sense, 15.
compromise of claims as to validity or effect of, 137 ff.
contest of, 117.
contract to make, 115.
formalities necessary for validity, 96, 117 ff; c. 3, n. 222.
probate, admission to, 117 ff;
c. 4, n. 30.
reducing restrictions on testamentary power, c. 3, n.
222.
rule in Shelley’s Case, 204 ff.
Worthier Title Doctrine, 206 ff.