

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 nec-
essary 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 es-
tate 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 im-
provements, 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 pur-
chase money, 57.
submitting question of payment
for improvements to arbi-
trators, 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.

- Death taxes
 see Estate taxes; Inheritance taxes.
- Decedents' estates
 see also Devises; 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-recording, 76.
- Destructibility rule, abolition of, 208 ff.
- Devises
 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 devisees after death of testator, 116 ff.
 rights of devisees 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.

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, execution by life tenant, 185 ff.
- mortgage of land by life tenant, 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, interest 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 future 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.

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 after death of ancestor, 116 ff, 203, 235.
- 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.
- homestead, restricting power to alienate, 28 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, exemp-
 tion 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, exemp-
 tions in favor of, 43.
- Inheritance, right of
 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 ad-
 ministrator 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 abol-
 ish incident, 320 ff.
 statutes purporting to abol-
 ish joint tenancies as such,
 324.
 where instrument expressly
 creates joint tenancy,
 325 ff.
 where instrument expressly
 creates right of survivor-
 ship, 326.
 where tenants cannot com-
 pel 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 remaindermen, 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 future 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 interest, 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 possessory interests to take affirmative steps, 48.

shortening period, 42.

suspending operation of statute, 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 property; 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 disposition, 27, 99, 100; c. 3, n. 195, n. 199.

postnuptial contracts, 105 ff.

- 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 in-
 terests, 82 ff, 229 ff.
- Married women
 conveyance of separate prop-
 erty, 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 ex-
 emption, 31.
 enlargement of marital inter-
 est of nonjoining spouse, 26.
- Natural 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.
 reliction, c. 3, n. 100.
- Necessary parties
 proceedings involving future
 interests, 132 ff.
- Notice
 proceedings involving future
 interests, 132 ff.
- Obligations of contracts, 14 ff.
 deed as a contract in the con-
 stitutional sense, 14 ff.
 will as a contract in the con-
 stitutional 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 com-
 pel, 163.
 partition in kind
 liability of owner to, 154
 ff.
 power of owner to com-
 pel, 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 admin-
 istrator of deceased owner
 to compel, 331.
 tenants by entireties, 339.

- 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.

- 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.
 effect of enlargement of marital estates, 27, 99 ff; c. 3, n. 195, n. 199.
 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.
- Torrens Acts, 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 alienees 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.