

Interest in Land

**ESTATES
(Possessory)**

**NON-ESTATES
(Nonpossessory)**

Easements
Covenants
Servitudes

NON-FREEHOLD ESTATES

(Possession only passes)
Leases/landlord tenant

FREEHOLD ESTATES

(Title and possession pass)
Owner of land

TERMS OF YEARS PERIODIC AT WILL

**PRESENT
ESTATES**

FEE SIMPLE ABSOLUTE

(Grantee can hold forever
Preferred estate "to A")

DEFEASIBLE FEE SIMPLE

(Grantee may hold forever, "artificially" terminable)

LIMITED FEE

(Grantee cannot hold forever
"naturally" terminable)

Fee Simple Determinable

("so long as" "unless" or other duration language)

Fee Simple Subject To Executory Limitation

(duration or condition language)

Fee Simple Subject To Condition Subsequent

("but if" or other conditional language)

Fee Tail
(abolished in most states)

Life Estate

Life Estate
(measured by grantee's life)

Pur Autre Vie
(measured by another's life)

FUTURE INTERESTS

Possibility of Reverter
(automatic)

Right of Re-Entry
(discretionary)

Executory Interest
(automatic in 3rd party)
**Subject to RAP

Reversion in Grantor
OR
Remainder in 3rd Party
**Subject to RAP

In Grantor

