

QUESTION 2 THE ANSWER TO THIS QUESTION SHOULD GO IN BLUEBOOK I
OR IN EXAMPLIFY ANSWER SCREEN 2

Doris and Cooper were a married couple who together owned five single-family homes they used as rental property over the years. The pair became estranged and began living apart a year ago. After the informal separation, and without Doris' knowledge, Cooper quit claimed to his best friend Amos, Cooper's interest in one of those homes.

Cooper also owned five other single-family rental homes with his brother Kent as tenants in common. Cooper sold his interest in all five of those homes to Lydia for a total of \$250,000, unbeknownst to Kent.

Kent now wants to evict a month-to-month tenant from one of the homes so he can rent it to his daughter.

Applying Michigan law, fully discuss:

1. Whether the property conveyance Cooper made to Amos is valid.
2. Whether the property conveyances Cooper made to Lydia were valid.
3. By what procedure Kent may legally evict the tenant, if at all, assuming no objection by any co-owner.

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