

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

Olivia's mother was the sole owner of a beautiful cottage and the three acres of land upon which the cottage sat in Lady, Michigan. In early April 2019, Olivia's mother promised to convey the cottage and land to Olivia for \$50,000, but was slow to begin the process.

Not wanting anything to do with the property, on May 15, 2019, Olivia sold the cottage and land to Peter for \$300,000, giving Peter a warranty deed. Shortly thereafter, Peter went on a four-week cruise and decided to record the deed immediately upon his return.

Laura was in the market to buy property in Lady, Michigan and heard from a friend that Olivia may be selling the cottage and land and was "in talks with someone." Laura scoured the internet to see if she could confirm whether Laura was selling the property and called a few local real estate agents to try to get any insight on the status of the property, however, both searches provided no insight. Laura found Olivia's number and informed Olivia of her interest to purchase the property. When Laura asked Olivia if she had already sold the property, Olivia dodged the question and merely said, "why - are you interested in the property?" On May 30, 2019, Oliva sold the cottage and land to Laura for \$400,000, giving Laura a warranty deed. Laura recorded her deed with the county register of deeds office on May 31, 2019.

Unbeknownst to Peter or Laura, Olivia did not obtain title to the property until June 7, 2019, after Olivia's mother conveyed the cottage and land to Olivia by deed for \$50,000.

Peter recorded his deed on June 14, 2019, shortly after he returned from his trip.

Applying principles of Michigan law, discuss whether Peter or Laura would prevail in a quiet title action. Explain your answer.

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