

QUESTION 5 THE ANSWER TO THIS QUESTION SHOULD GO IN BLUEBOOK II OR IN EXAMPLIFY ANSWER SCREEN 5

Patty acquired a certain plot of land and home in Valleyfield, Michigan from Sam in March 2012. Sam had purchased the property in March 2002. Throughout Sam's ownership, he believed that the property included a small island within a stream. Sam conveyed title to the property to Patty through a warranty deed describing the property with the same legal description through which Sam acquired it. Prior to the closing of the property between Sam and Patty, Sam had toured the property with Patty, including showing her the island.

In 2002, Sam built a small foot bridge to the island to allow him easy access. During the summer, he regularly mowed the grass and kept up with general maintenance of the island and maintained a hammock and table on the island. When Patty acquired the property, she continued to mow the grass and also kept up with the general maintenance of the island and maintained the hammock and table during the summer.

In 2017, Nancy, who owns the property adjacent to the property Patty acquired, had a survey completed on her property (the accuracy of which is not disputed), which shows that she owns the island. In March 2020, Nancy demanded that Patty remove the hammock and table and stop trespassing on the island.

Applying Michigan law, fully discuss any claims Patty might assert to establish her rights to possess or use the island. Do not discuss any claims Patty may have against Sam.