

**QUESTION 12 THE ANSWER TO THIS QUESTION SHOULD GO IN BLUEBOOK  
IV OR IN EXAMPLIFY ANSWER SCREEN 12**

Nancy and Drew married in 2015, and shortly thereafter purchased two condos with cash: one in downtown Pleasantville, Michigan and another approximately 250 miles away from downtown Pleasantville, in Sunnyville, Michigan. Each property was deeded to Nancy and Drew, jointly as husband and wife. Nancy and Drew spent most of their time at their condo in Pleasantville and would spend their vacation days at their Sunnyville condo.

In 2017, Nancy and Drew purchased a fixer upper with longtime friend and handyman, Steve, in Fixitville, Michigan. The property was deeded to Nancy, Drew and Steve as joint tenants with rights of survivorship.

In 2018, Nancy, Drew and Steve purchased another fixer upper, in Mannsville, Michigan, which was deeded to Nancy, Drew and Steve as joint tenants.

In 2019, Nancy and Drew separated. Nancy remained in the Pleasantville condo and Drew moved to the Sunnyville condo. Although Nancy and Drew were planning to divorce, Drew and Steve died in an automobile accident in 2019 before the divorce was final.

Following Drew's death, Nancy went to the Sunnyville condo to get things prepared for sale and discovered Drew's girlfriend, Jen, had been living at the condo with Drew for the past year. Nancy informed Jen that she wanted Jen out of the property and that she would be evicting her from the property pursuant to applicable law. Jen refused to vacate and demanded that Nancy leave her property while showing her a quitclaim deed from Drew transferring the Sunnyville condo to Jen in exchange for "love and affection." Jen also informed her that she was also going to initiate partition proceedings for each of the Fixitville and Mannsville properties and showed Nancy similar quitclaim deeds to each of those properties.

**Applying Michigan law, fully discuss:**

**1. Whether Drew's conveyance of the Sunnyville condo to Jen is valid and whether Nancy has the authority to lawfully evict Jen from the property;**

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2. Whether Drew's conveyance of the Fixitville property to Jen is valid, and if so, whether Jen would prevail in a partition proceeding; and

3. Whether Drew's conveyance of the Mannsville property to Jen is valid, and if so, whether Jen would prevail in a partition proceeding.

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