

## *Loughran v. Kummer*

- Loughran – conveys property to Kummer for \$1
  - Gives deed to Kummer
  - Condition – not record until Loughran dies
- Loughran, still alive, asks Kummer to tear up deed
  - Kummer says she does
  - But actually doesn't
  - “wanted to ease his mind”
- Control of deed when
  - Signed
  - Sealed
  - Delivered
- Application here?

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(Q.2 – p. 288)

- What about “take the deed to the bank to be held in escrow”? (Q.4 – p. 289)