

Oliver, who lives in Richmond, wants to give his land to his good friend Andy so that Andy can use the land during Andy's lifetime. Oliver then wants the land to go to his friend Betty's youngest girl, but only if Betty becomes a Buddhist. If Betty does not become a Buddhist, then Oliver would like his land to go to Tuckahoe Elementary School, but only for so long as Tuckahoe Elementary School meets the Virginia Board of Education Excellence standards.

Oliver tells you that Andy and Betty are alive. He also indicates that, thankfully, Tuckahoe Elementary School currently exceeds the Board of Education Excellence standards. Betty is currently not a Buddhist and she has no children.

You are Oliver's attorney. Please draft a grant that will dispose of Oliver's land in the way he desires. Explain to Oliver why you have chosen the language you have chosen.