

American University Washington College of Law
Spring 2026 Final Examination
LAW-518-002 Property Law

Professor Name: **Charles Duan**

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In addition to the instructions below, please see the attached WCL examination instructions.

General Instructions

Word and Time Limits. The times given for each problem are just suggestions; you may allocate time on this exam as you wish. The word limits are mandatory. They are also very generous. An excellent answer would contain around half as many words.

Address All Issues. Even if you think a particular issue is dispositive, **do not stop your analysis**. For example, even if you think a patent is invalid, you should continue to consider whether it is infringed.

Answer Quality and Formatting. Credit on this exam will be given for clarity, organization, and conciseness. Use font styles and paragraph breaks to make your answers as clear and readable as possible.

Separate paragraphs with a full blank line. Emphasize text with **bold** or *italics* only; do not underline. You may use Markdown formatting if you are familiar with it (don't worry if you aren't).

Duplicative Analyses. If a certain legal analysis is useful in multiple places within your exam answer, do not repeat it. Write it once and refer to it in other parts of your answer.

Jurisdiction. Unless otherwise stated, the facts of the exam take place in a fictional state of the United States where the statutes and cases in the textbook are the sole authorities of law. Where the course covered incompatible legal rules in different jurisdictions and unless otherwise stated, you should note the situation and choose one of the rules to apply. However, do not apply a rule that was clearly described as a minority or disfavored approach in the textbook.

All Interests Available. All property interests are potentially available, even if they could not both be available in one jurisdiction. For example, you should consider both community property and tenancy by the entirety as available interests even though a state would provide for only one or the other.

Doctrinal Scope. Only rely on doctrines, cases, and other sources of law discussed in the textbook or in class. You will not receive credit for citing or analyzing doctrines beyond the scope of this course. You may (and should) use general principles of law, including those you learned in other courses, as part of your analyses.

Facts. You must accept as true any technical fact stated in this exam, even if that fact is not true in reality. You may also assume that all facts spoken in quotations are true.

Statutes of Limitations. Where a legal rule refers to a time period or statute of limitations (e.g., adverse possession), that period is 20 years unless otherwise stated.

Essays

(Phrases in italics are not part of the facts, and should not be discussed in your answers except for Question 3. Also, the “facts” are obviously fiction.)

Chuck Norris is, by all accounts, a legend. A multiple-black-belt expert in karate, taekwondo, and other martial arts disciplines, Chuck Norris won international fame as a Hollywood actor. Over several decades, he portrayed tough fighting characters in “Return of the Dragon,” “Lone Wolf McQuade,” and most famously “Walker, Texas Ranger.” In his acting as well as in life, Chuck Norris showcased extraordinary, dramatic skill in hand-to-hand combat.

On March 19, 2026, Chuck Norris died at the age of 86. *Except Chuck Norris doesn’t just die. Death has near-Chuck-Norris experiences.*

Let’s back up a moment. Allow me to present to you, regarding Chuck Norris:

Facts

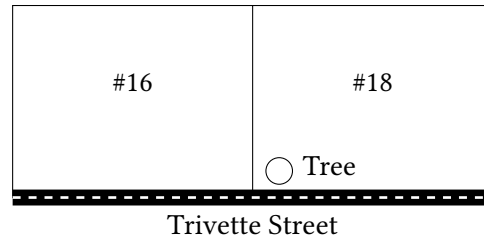
(15 minutes to read)

Some years ago, Chuck Norris (*don’t call Chuck Norris anything less than his full name if you value your life*) bought a house at 16 Trivette Street. The street ran south of the house, and to the east was a neighbor, Emile Lavocat, at 18 Trivette Street.

Emile enjoyed a quiet life of reading books and learning property law. So Emile was less than pleased to learn that the new neighbor, a disciplined martial artist, would get up at 5 AM every morning to complete a full three-hour training regimen. Perhaps the sounds of ordinary kickboxing practice would have been tolerable, but Chuck Norris was loud. *Once Chuck Norris punched the ground, and that made the Grand Canyon.*

“Can’t you work out somewhere else?” Emile pleaded. “Five karate studios opened last year a block away—just go to one of those.” But Chuck Norris was unmoved. *Chuck Norris is both an unstoppable force and an immovable object.*

The noise went on for weeks. Emile got 100 homeowners in his homeowners’ association to pass a resolution saying that no one could sleep because of Chuck Norris’s noise, and prohibiting loud noise before 7 AM. But 16 Trivette Street was not a member of the homeowners’ association.



All the slamming into punching bags and smashing of concrete blocks eventually led Emile to seek refuge in his basement. There, in a box of his dusty old files, he discovered something fascinating.

* * *

At 5 AM the next morning, there was a knock at Chuck Norris’s door.

“Emile? Why are you here so early?”

“Ha! Read it and weep, neighbor.” Emile handed Chuck Norris a document, dated 50 years earlier and properly signed and notarized, that read:

This Declaration of Covenant is hereby made by Alexandra Cahill, owner of 16 Trivette Street, for the benefit of Francis Gage, owner of 18 Trivette Street. I, Alexandra Cahill, hereby covenant that 16 Trivette Street shall not be used for the practice of any Asian martial arts, and no practitioner of any Asian martial arts shall use the property as a residence. The parties intend that this covenant run with the land and bind future heirs, successors, and assignees of these properties. Two copies of this Declaration shall be made and stored in each of the respective houses.

Anger seethed through Chuck Norris’s veins. *Chuck Norris doesn’t practice martial arts; “practice” implies he could get better at them.*

“My title agent checked the records when she recorded my deed of sale,” Chuck Norris snarled. “I bought from Alexandra, you bought from Francis. There wasn’t any covenant recorded between the two of them.”

“So what?” smirked Emile. “The paper is before your eyes. And I’ll bet you’d have found your copy in your house if you’d looked carefully enough.”

Sure enough, tucked away in a corner of the attic, Chuck Norris found another signed copy of the covenant.

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With no desire to succumb to legal shenanigans, Chuck Norris doubles his workouts, kicking and punching harder than ever. Emile is busy as well, looking for more ways to exact revenge.

Two weeks later in the dead of night, Chuck Norris should have been asleep. *But Chuck Norris doesn't sleep; he waits.* The rumbling of a tow truck draws near.

"Step away from the car!" growls Chuck Norris, barging out the front door. The tow truck operators attach Chuck Norris's car to the tow truck, as three burly enforcers block Chuck Norris's path.

"Good evening, neighbor." Emile steps out from the shadows of night. "Don't mind these fellows; they're just doing their job."

"That's my car they're taking!"

"Is it? You bought that car used, right?"

"Sure did—at a great price, less than half of market value."

"Perhaps you should have inquired as to the seller. You might have learned that there was a hefty mortgage on the car, and the seller defaulted on it before selling the car to you."

"No way—I checked the government records for the car. No loans were recorded."

"Convenient that my cousin works at the bank that made the loan, isn't it? Stand aside!"

As the three enforcers close ranks, the tow truck tows Chuck Norris's car eastward on Trivette Street, past Emile's house. With a mighty karate kick, Chuck Norris sends himself flying over the three enforcers, over the fence to Emile's house, and over Emile's front lawn, just skimming the top flowers of Emile's prized cherry blossom tree. *Chuck Norris doesn't jump, so you know; he kicks the Earth downward.*

With a loud bang, Chuck Norris lands on the road, in front of the oncoming tow truck. Foreseeing the devastation to come, the tow truck driver screeches to a halt and flees.

For a moment, Chuck Norris considers taking the now-abandoned tow truck back home along with his car. He quickly changes his mind. *Chuck Norris doesn't need a truck—he's already built like one.*

Question 1

(65 minutes, 3000 words, 30% of grade)

What are the causes of action between Emile and Chuck Norris relating to real property? Analyze each and determine the likelihood of liability. Do not consider remedies.

For purposes of this question, the relevant jurisdiction has not adopted the Restatement (Third) of Property (Servitudes), is a race-notice jurisdiction, has tenancy by the entirety but not community property, and has a non-judicial process for real estate mortgages.

Question 2

(20 minutes, 1200 words, 12% of grade)

The following statute is in force:

No conveyance, transfer, or security interest in an automobile shall be good and effectual in law or equity against a good faith purchaser for value and without notice. This provision supersedes section 2-403 of the Uniform Commercial Code as enacted in this jurisdiction.

Had the towing company successfully towed Chuck Norris's car away, would the towing company be liable to Chuck Norris? Explain your reasoning.

Question 3

(20 minutes, 800 words, 8% of grade)

As described above, Chuck Norris was an internationally recognized martial artist and Hollywood actor, known for playing tough fighting characters of extraordinary skill and strength. A "Chuck Norris fact" is a highly exaggerated, typically implausible claim about Chuck Norris's fighting abilities or physical characteristics. A favorite of his was: *They were going to add Chuck Norris to Mount Rushmore, but the granite wasn't tough enough for his beard.* Other examples of Chuck Norris facts were given in italics in the Facts section.

Do the Chuck Norris facts given in this exam violate Chuck Norris's common-law right of publicity under *White v. Samsung*?

You may ignore the common-law rule that the right of publicity ends upon death. After all, *Chuck Norris doesn't just die. He's larger than life.*

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Multiple Choice

(2 hours, 50% of grade)

This portion of the exam has been omitted.