

Recording Problems  
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For each of the following problems:

- A) Who has title to Blackacre under (i) the common law, if there is not recording statute, (ii) under a race statute, (iii) under a notice statute, and (iv) under a race-notice statute?
- B) Who should get title as a matter of policy?

In the problems that follow, assume all transactions relate to Blackacre, the jurisdiction uses a grantor/grantee index, the purchaser does not have actual knowledge or notice of prior unrecorded transactions unless specifically mentioned, no transactions are recorded unless recording is specifically mentioned, all transactions involve purchasers for value unless otherwise stated, and actions happen in the order they are mentioned in the problem.

1. O to A  
O to B, B had notice of the O to A transaction  
B records
2. O to A  
O to B  
B records  
A records  
B to C
3. O to A  
O to B, B had notice of O to A transaction  
A records  
B records
4. O to A  
O to B as gift  
B records
5. O to A  
O to B  
O to C
6. O to A  
O to B, B knows about the O to A transaction  
O to C, C knows about the O to A and O to B transactions

7. O to A  
O to B  
B records  
B to C, C had notice of the O to A transaction  
C records
8. O to A  
O to B  
B to C  
C records  
A records  
B records
9. O to A  
A to B  
B records  
O to X  
X records
10. O to A  
O to B  
A records  
B records  
B to C
11. O to A, but O did not have title (yet)  
A records  
X to O, X had title  
O to B
12. O to A  
O to B  
B to C  
C records  
A to D  
A records  
D records  
B records