



CRUNCHTIME REVIEW

1. Read the call of the question, actively read the essay, and **OUTLINE YOUR ANSWER** for each essay.
2. Properly **DIRAC** your answers in the **5** paragraph, **DIRAC** format.
3. Do not mix your rule and your analysis sections. If you do that, your essay will be disorganized and will not be easy to grade. **REMEMBER**, the goal is making your essay easy to grade. If your answer is all over the place, expect to get a lower score than someone who effectively wrote their essay.
4. For each part of your rule, you must discuss it in your analysis.
5. Do not discuss something in your analysis if you do not have anything about it in your rule.
6. One sentence rule sections for an entire bar exam does not display to the grader that you know the law. **SHOW THEM THAT YOU KNOW IT BY GOING FROM THE GENERAL LAW TO SPECIFIC LAW YOU ARE ADDRESSING.**
7. Your conclusion should just be a restatement of your decisions **PLUS** a short explanation about why (See sample below).
8. If you are handwriting your exam, your essays should look just like the essay below. Indent each paragraph even if it only takes one line. You are showing the grader that you have all the elements.
9. Whether you are typing or handwriting your answer, **PLEASE DO NOT INCLUDE SPACES BETWEEN THE PARAGRAPHS.**
10. For your rule section, make sure you state what area of law it is coming from. For example, “Under the First Amendment of the US Constitution,...”, “Under Article III of the UCC, a negotiable instrument is...”, “Under the common law, a contract requires...”.
11. Minimize your stress. It is **GAME TIME**. For next three weeks, you have to study effectively and **STRESSING** out too much will prohibit you from effectively studying and getting through all of the subjects.

PROPER DIRAC FORMAT/“MARRY YOUR RULE TO FACT” ANALYSIS

(THIS IS A SAMPLE ANSWER FOR FORMATTING PURPOSES ONLY. DO NOT HIGHLIGHT, COLOR, BOLD, OR UNDERLINE ANYTHING IN YOUR ANSWER. THIS IS JUST SO YOU CLEARLY SEE HOW DIRAC FORMAT LOOKS/WORKS TO WRITE AN EFFECTIVE AND CONCISE ESSAY.)

Yes, the deed will convey 2.2 acres.

At issue is which description of the deed controls.

Under property law, a valid deed conveys a parcel of land so long as it sufficiently describes the parcel at issue, contains the price, and is in writing in order to satisfy the Statute of Frauds. A sufficient description is one that provides the reasonable identity of the property. However, if there is a mistake or inconsistency in the description, the parties' intent as to the land to be conveyed can be ascertained through the use of certain rules of construction. According to these rules, the various methods of describing property are arranged in a hierarchy, with the first (highest and most reliable) one prevailing over the next: natural monuments, artificial monuments, courses, distances, name, and quantity.

Here, the deed was valid because it was in writing, it specified the price, and provided a sufficient description of the parcel. The deed's description of Blackacre using the boulder of Spewing Creek and the two trees as 2.4 acres was sufficient because it reasonably identified the property. However, the deed was incorrect because the natural monument description (i.e. boulder of Spewing Creek and the two trees) was actually 2.2 acres. The monument description evidences an intent to convey 2.2 acres. As a result, the court will allow the seller to convey the property pursuant to the natural monument description in the deed for 2.2 acres.

Therefore, the deed will convey 2.2 acres to the buyer because the natural monument description was actually 2.2 acres.