

**Multiple Choice**

*Identify the letter of the choice that best completes the statement or answers the question.*

- \_\_\_ 1. Which of the following is generally considered to be real estate?
  - a. Trade fixtures
  - b. Emblements
  - c. Mulberry bush
  - d. Garden hose
  
- \_\_\_ 2. Which of the following is generally considered to be real estate?
  - a. Farm equipment
  - b. Cotton ready to be harvested
  - c. Swing set from Wal-Mart set in concrete
  - d. Lawn mower
  
- \_\_\_ 3. Regarding real property,
  - a. mineral rights must run with the land.
  - b. air rights can be granted by deed.
  - c. annual crops are considered real property because they are attached to the land.
  - d. man made buildings are NOT part of the real property.
  
- \_\_\_ 4. Improvements made to real estate may become part of the real property because of the
  - a. high cost.
  - b. manner or method of attachment.
  - c. law of articulation.
  - d. personal property trans-fixation
  
- \_\_\_ 5. The best determinant of whether an item is real or personal property is
  - a. the intent of the parties.
  - b. its size and weight.
  - c. its value.
  - d. the appraiser's opinion.
  
- \_\_\_ 6. Which of the following is personal property?
  - a. Utility easement
  - b. Fixture
  - c. Ceiling fan
  - d. Electric fan plugged in
  
- \_\_\_ 7. To transfer ownership of personal property, which document should be used?
  - a. Bill of sale
  - b. Warranty deed
  - c. Quitclaim deed
  - d. Security agreement
  
- \_\_\_ 8. A farm, consisting of 160 acres of cultivated land, is sold. Which of the following requires an expressed agreement, in addition to the deed, in order to transfer ownership?
  - a. Cultivated crops
  - b. Subsurface rights
  - c. Farm house
  - d. Detached garage

- \_\_\_ 9. When there are two valid property descriptions of a piece of real property,
- metes and bounds descriptions take precedence.
  - government survey descriptions take precedence.
  - older descriptions take precedence over subsequent descriptions.
  - any description that adequately describes and distinguishes the property will apply.
- \_\_\_ 10. All of the following are acceptable means of describing real property EXCEPT
- metes and bounds.
  - lot and block.
  - allodial method.
  - rectangular survey method.
- \_\_\_ 11. When would a metes and bounds description be used?
- To describe irregularly shaped unplatted parcels
  - For mail delivery
  - To describe property in a subdivision
  - When a brief description is needed
- \_\_\_ 12. The primary purpose of benchmarks is to indicate
- points of beginning.
  - corners.
  - altitude and elevation.
  - end points.
- \_\_\_ 13. Six hundred and forty acres is usually the size of a
- township.
  - check.
  - range.
  - section.
- \_\_\_ 14. Within any given township, section 18 can be found
- east of section 13.
  - west of section 17.
  - north of section 3.
  - south of section 27.
- \_\_\_ 15. Of the following described properties, which contains the smallest amount of land?
- 1/2 of a section
  - one mile by one mile
  - 1/4 of 1/4 of a section
  - 320 acres
- \_\_\_ 16. A parcel of land measuring 1,320' × 660' would contain how much land?
- 10 acres
  - 20 acres
  - 30 acres
  - 40 acres
- \_\_\_ 17. If Mr. Howard paid \$2,500 per acre for the W 1/2 of the SE 1/4 of the NW 1/4 of section 10, how much did he pay?
- \$50,000
  - \$100,000
  - \$200,000
  - \$680,000

- \_\_\_ 18. How many acres does a parcel of land 660' by 660' contain?
- a. One-eighth acre
  - b. One acre
  - c. Ten acres
  - d. One hundred acres
- \_\_\_ 19. The number of feet of wire required to enclose 1/4 of 1/4 of a section of land with two strands of wire is
- a. 5,280 feet.
  - b. 10,560 feet.
  - c. 21,120 feet.
  - d. 34,848 feet.
- \_\_\_ 20. Which of the following will always involve a plat?
- a. Lot and Block system
  - b. U.S. Geodetic survey system
  - c. U.S. rectangular survey
  - d. Tax assessor's parcel numbers

**True/False**

*Indicate whether the sentence or statement is true or false.*

- \_\_\_ 21. Any thing affixed to land with the intent of being permanent is considered real estate.
- \_\_\_ 22. Air rights are defined as rights of the property owner extending from the center of the earth to a reasonable height above the land.
- \_\_\_ 23. Examples of improvements that have become part of the real property would include fences, roads, and pipelines.
- \_\_\_ 24. A tenant who owns a bookstore may legally remove his bookshelves at any time before the lease expires.
- \_\_\_ 25. A farmer owns a 60-acre potato farm. The potatoes are personal property.
- \_\_\_ 26. The right to use water from a stream that is on or adjacent to your land is referred to as accretion.
- \_\_\_ 27. Real property refers to the rights in ownership of real estate.
- \_\_\_ 28. A point of beginning must be included in a metes and bounds land description.
- \_\_\_ 29. In the term "metes and bounds", metes can best be described as an indication of meters.
- \_\_\_ 30. In the rectangular survey system of land description, principal meridians run in a north-south direction.