

Multiple Choice

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

- ___ 1. Property taxes are characteristic of the
 - a. allodial system of land ownership.
 - b. feudal system of land ownership.
 - c. Napoleonic system of land ownership.
 - d. English common system of land ownership.
- ___ 2. The power of governments to appropriate private property for the public welfare is known as
 - a. zoning.
 - b. eminent domain.
 - c. appropriation.
 - d. police power.
- ___ 3. By what action does the government take property for public use?
 - a. Condemnation
 - b. Adverse possession
 - c. Zoning
 - d. Public vote
- ___ 4. By what power do government bodies enforce zoning?
 - a. Eminent domain
 - b. Condemnation
 - c. Dominant estate
 - d. Police power
- ___ 5. The government receives the authority to take the property of one who dies without a will and without heirs by virtue of
 - a. laws of agency.
 - b. eminent domain.
 - c. police power.
 - d. escheat.
- ___ 6. Which estate is the most complete estate to own?
 - a. Fee simple estate.
 - b. Qualified fee.
 - c. Less than freehold.
 - d. Life estate.
- ___ 7. A property owner who holds fee simple title to land will have all of the following “sticks” in his bundle of rights EXCEPT the right to
 - a. occupy and use it.
 - b. restrict the use of it.
 - c. devise it.
 - d. violate building, health and safety codes.
- ___ 8. Termination of an easement appurtenant may be accomplished
 - a. by the servient tenement when he has another use for the land.
 - b. when the purpose of the easement no longer exists.
 - c. by a court of law when no longer used.
 - d. unilaterally by the holder of the servient tenement.

- ___ 9. An easement
- is always appurtenant.
 - is an estate at sufferance.
 - runs with the land.
 - is an estate at will.
- ___ 10. Alice has an easement over Betty's adjoining property. Alice sells her property to Martha. The easement will
- be terminated by the sale.
 - revert to Betty who may or may not grant it to Martha.
 - become public domain.
 - runs with the land and will pass to Martha automatically.
- ___ 11. Selling a land-locked property will result in an easement
- by necessity.
 - by prescription.
 - in gross.
 - in common.
- ___ 12. Which entity would be most likely to hold an easement in gross?
- adjacent property owner.
 - a power company.
 - a tenant at will.
 - a corporation on the same road.
- ___ 13. After purchasing a property, the buyers found a neighbor's fence was two feet inside of their property line. If discussion fails to resolve the problem, the buyers should consider filing suit against the
- title company.
 - neighbors to remove the encroachment.
 - neighbors for adverse possession.
 - broker even though he was not aware of the encroachment.
- ___ 14. Deed restrictions are examples of
- government limitations on land.
 - private control of land.
 - police power.
 - increased power in the hands of the zoning authority.
- ___ 15. Which of the following is a lien on real property?
- Paid property taxes
 - Easements
 - Mortgages
 - Right of way
- ___ 16. A judgment, when properly recorded, becomes
- a voluntary lien.
 - an involuntary lien.
 - a specific lien.
 - a personal lien.
- ___ 17. Mrs. Coffee has a life estate for the duration of her own life. She
- can devise it.
 - cannot lease it.
 - cannot sell it.
 - can sell the mineral rights.

- ___ 18. Which of the following is a non-freehold estate?
 - a. Tenancy by the entirety
 - b. Tenancy for years
 - c. Estate held by a remainderman
 - d. Estate in reversion
- ___ 19. A property owner leases a house to a tenant until a buyer is found for the house. Such a tenancy is called a
 - a. periodic tenancy.
 - b. tenancy at will.
 - c. tenancy in common.
 - d. tenancy for years.
- ___ 20. A holdover tenancy is most likely created after the expiration of a
 - a. tenancy in common.
 - b. joint tenancy.
 - c. tenancy by the entirety.
 - d. tenancy for years.

True/False

Indicate whether the sentence or statement is true or false.

- ___ 21. Under the feudal system of land ownership, the responsibility for providing services, determining land use, etc., was held by the king.
- ___ 22. Government rights limit private rights in real property by the use of appropriation.
- ___ 23. When real property is taken by means of eminent domain, the government has to pay the landowner fair market value.
- ___ 24. A fee simple estate in real property may not be transferred with a bill of sale.
- ___ 25. The bundle of rights includes the right of escheat.
- ___ 26. An encumbrance affects the life of a roof covering.
- ___ 27. When a parcel of real property is sold in foreclosure, the easement rights transfer with title.
- ___ 28. An easement appurtenant passes with the title to the dominant estate.
- ___ 29. A private road on Don's property has often been used by fishermen as a walkway to the lake. If Don wishes to break the fishermen's claim to an easement by prescription, while still allowing the use, he must give notice of his consent to their use of the property.
- ___ 30. The type of lien used by someone who does work or supplies materials for a home and has not been paid is called a mechanic's lien.