

Multiple Choice

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

- ___ 1. A deed is
 - a. the only way to transfer title to land.
 - b. the most commonly used means of land title conveyance.
 - c. a recorded instrument.
 - d. valid for a predetermined period of time.
- ___ 2. A grantor warrants the extent and quality of title by using a
 - a. trust deed.
 - b. bargain and sale deed.
 - c. warranty deed.
 - d. quit claim deed.
- ___ 3. What basic principle is involved in the requirement that a real property contract must be in writing to be valid?
 - a. Bill of sale
 - b. Statute of Frauds
 - c. Uniform Commercial Code
 - d. Statute of Limitations
- ___ 4. Title to real property passes to the grantee at the time the deed is
 - a. written.
 - b. delivered and accepted.
 - c. executed.
 - d. notarized.
- ___ 5. A deed, which is properly completed and delivered but lacks the grantee's signature is
 - a. invalid until the grantee signs.
 - b. invalid until recorded.
 - c. valid if the grantee is identified.
 - d. void.
- ___ 6. The covenant of seizen warrants that one is
 - a. the lawful owner.
 - b. a lessee.
 - c. a trespasser.
 - d. acquiring ownership by adverse possession.
- ___ 7. The covenant whereby the grantor guarantees that there are no tax liens, mortgages or assessments, except as stated in the deed, is called the covenant
 - a. of seizen.
 - b. of quiet enjoyment.
 - c. against encumbrances.
 - d. of further assurance.
- ___ 8. A deed:
 - a. must be recorded.
 - b. must be witnessed.
 - c. must be signed by the grantee.
 - d. none of the above.

- ___ 9. A deed which does not imply that the grantor owns title is a
- general warranty deed.
 - special warranty deed.
 - bargain and sale deed.
 - quitclaim deed.
- ___ 10. A person owns property in severalty. He dies testate so the property
- is acquired by the surviving joint tenant.
 - is probated and distributed according to the will.
 - escheats to the state.
 - is distributed equally among his relatives.
- ___ 11. A person who makes a will is called
- a devisee.
 - a testator.
 - a legatee.
 - an executor.
- ___ 12. A person appointed by a court to settle the estate of a deceased person who died intestate is
- an executor.
 - a legatee.
 - an administrator.
 - a devisor.
- ___ 13. Which of the following would defeat a claim of adverse possession?
- A permission to enter
 - Exclusive occupancy
 - Visible possession
 - Continuous possession
- ___ 14. An unwitnessed handwritten will is called a
- poor man's will.
 - codicil.
 - personal will.
 - holographic will.
- ___ 15. When land is gradually added to an existing parcel by the action of water, the process is called
- avulsion.
 - accretion.
 - erosion.
 - reliction.
- ___ 16. Which of the following would NOT involve the documented transfer of title?
- Avulsion
 - Eminent Domain
 - Adverse possession
 - Foreclosure
- ___ 17. Which of the following is a result of one's land area being increased by receding water?
- Reliction
 - Alluvion
 - Avulsion
 - Erosion

- ___ 18. In most subdivisions, the developer dedicates to the public
- a. streets and roads.
 - b. common areas in the subdivision.
 - c. park lands.
 - d. school land.

True/False

Indicate whether the sentence or statement is true or false.

- ___ 19. A gift deed conveys legal title.
- ___ 20. The person giving up ownership is called the grantee.
- ___ 21. For a deed to convey title to real property, it must contain the legal description of the property.
- ___ 22. Because it is implied, a granting clause is not necessary in most states for a deed to be valid.
- ___ 23. Sylvia, as executor of a relative's estate, realized that she had no authority to warrant and defend the acts of previous title holders when conveying the property to the new owners. She would probably use a special warranty deed.
- ___ 24. A special warranty deed places the least obligations on the grantor.
- ___ 25. A forged deed could result in a valid conveyance of title.
- ___ 26. A legal process of acquiring additional property that is added to property already owned is called accession.
- ___ 27. An oral will, more properly known as a nuncupative will, is a will spoken by a person who is very near death.
- ___ 28. A holographic will is a typed or preprinted will.