

Chapter 3 Quiz – Principles El Camino College  
Walt Huber Series – Robert Rooks Instructor

1. An encumbrance:
  - A. burdens the property.
  - B. is always a lien.
  - C. cannot affect the physical use of a property.
  - D. all of the above.
2. Easements are always:
  - A. non-money encumbrances.
  - B. encroachments.
  - C. specific liens.
  - D. estates.
3. A lien (money owed) on real property makes the property:
  - A. leased.
  - B. an easement.
  - C. alienated.
  - D. encumbered.
4. Which of the following is NOT a lien?
  - A. Trust deeds
  - B. Mechanic's liens
  - C. Easements
  - D. Taxes and special assessments
5. Local improvements, like street lights and sewers, are paid for by property owners through:
  - A. tax liens.
  - B. injunctions.
  - C. special assessments.
  - D. all of the above.
6. In California, what is the usual method of forcing someone to sell property to pay off a judgment?
  - A. Attachment sale
  - B. Sheriff's sale
  - C. Lis pendens sale
  - D. Condemnation sale
7. A written notice that should be given within 20 days of supplying labor or services, and before filing a mechanic's lien, is known as a:
  - A. notice of nonresponsibility.
  - B. preliminary notice.
  - C. mechanic's notice.
  - D. construction notice.
8. If Bob places improvements and permanent fixtures on property that he does not own, Bob has created a(n):
  - A. adverse possession.
  - B. encroachment.
  - C. avulsion.
  - D. hostile occupancy.
9. Which of the following restrictions is illegal and unenforceable?
  - A. Building size
  - B. Zoning
  - C. Rent control
  - D. Race
10. Which of the following real estate terms best describes mortgages and trust deeds?
  - A. Promissory notes
  - B. Security devices
  - C. Involuntary liens
  - D. General liens
11. A voluntary lien placed over more than one parcel is known as a(n):
  - A. all-inclusive encumbrance.
  - B. subdivision encumbrance.
  - C. blanket encumbrance.
  - D. multi-parcel encumbrance.
12. When determining the starting time for a mechanic's lien, it is important to know when the work began and when it was completed. This is known as the:
  - A. start-stop period.
  - B. scheme of improvement.
  - C. waiting period.
  - D. period of improvement.
13. A judgment is best described as a(n):
  - A. voluntary lien.
  - B. general lien.
  - C. specific lien.
  - D. attachment lien.

14. Once recorded, a judgment is good for:

- A. 3 years.
- B. 5 years.
- C. 10 years.
- D. 15 years.

15. Compensation made by the payment of money or the return of property, thus clearing a lien from the record, is known as:

- A. abstract of title.
- B. satisfaction of judgment.
- C. judgment compensation.
- D. dismissal of attachment.

16. A notice of a pending lawsuit that clouds title is called a(n):

- A. lis pendens.
- B. writ of execution.
- C. injunction.
- D. none of the above.

17. Which of the following is an encumbrance that affects the physical use of real property?

- A. An easement
- B. A building restriction
- C. An encroachment
- D. All of the above

18. A utility company obtains an easement in gross to run power lines over your property. As a result, your property would become a:

- A. dominant tenement.
- B. servient tenement.
- C. tenement appurtenant.
- D. none of the above.

19. An easement that does NOT specify a special area for a right-of-way is known as a(n):

- A. easement in gross.
- B. vague easement.
- C. unlocated easement.
- D. partial easement.

20. Smith sold Blackacre Estate to Willis. Before he sold it, Blackacre had an appurtenant easement across Whiteacre Estate, owned by Johnson. When Willis tried to use the easement, Johnson protested. Which is true?

- A. Whiteacre is the dominant tenement.
- B. An appurtenant easement always passes when the property is sold.
- C. Smith owns the servient tenement and can give it to anyone.
- D. Johnson owns the dominant tenement and his consent must be obtained.

### Quiz 3 Answers

1. A (p.57)	11. C (p.57)
2. A (p.66)	12. B (p.61)
3. D (p.57)	13. B (p.63)
4. C (p.66)	14. C (p.64)
5. C (p.63)	15. B (p.64)
6. B (p.65)	16. A (p.65)
7. B (p.60)	17. D (p.66)
8. B (p.72)	18. B (p.67)
9. D (p.72)	19. C (p.68)
10. B (p.59)	20. B (p.67)