

Chapter 1 Quiz - Principles

ECC – Summer – Robert Rooks Instructor – Walter Huber Author

1. The address posted on the property is the:

- A. legal address.
- B. common address.
- C. assessor's address.
- D. lot, block, and tract.

2. Which of the following is NOT a test to determine whether an item is a fixture?

- A. Relationship of the parties
- B. Method of attachment
- C. Value of the item
- D. Intent of the parties

3. Which system may be used for legal description purposes?

- A. U.S. Government survey
- B. Metes and bounds
- C. Lot, block and tract
- D. All of the above

4. How many sections are in a township?

- A. 640
- B. 36
- C. 320
- D. 6

5. Which of the following is NOT a method of creating real property?

- A. Bolt it down
- B. Cement it down
- C. Plug it in
- D. Nail it down

6. A section consists of how many acres?

- A. 460
- B. 320
- C. 640
- D. 230

7. The term "bill of sale" is most commonly associated with:

- A. real property.
- B. immovable property.
- C. personal property.
- D. deed transfer.

8. Personal property that is permanently affixed to real property is called:

- A. appurtenant.
- B. encroachment.
- C. trespassing.
- D. a fixture.

9. The United States Government Survey System has to do with:

- A. metes and bounds.
- B. zoning, taxing, and polling.
- C. sections and townships.
- D. lots, blocks, and tracts.

10. Which of the following is the smallest?

- A. Two sections
- B. Ten percent of a township
- C. 4 square miles
- D. 4 miles square

11. An area of land that is 36 miles square contains how many townships?

- A. 6
- B. 18
- C. 36
- D. 24

12. Real property is best described as:

- A. movable.
- B. anything of value.
- C. things we own.
- D. immovable.

13. Ranges are 6-mile increments measured (and described) from the north-south meridian running:

- A. east.
- B. east and west.
- C. west.
- D. north and south.

14. Approximately how many acres are there in a lot 1/2 mile by 1/2 mile?

- A. 80
- B. 160
- C. 320
- D. 5,280

15. A farm 6 miles square has how many townships?

- A. 1
- B. 6
- C. 36
- D. 72

16. A “deed” transfers title to:

- A. personal property.
- B. small items.
- C. movable items.
- D. real property.

17. Appurtenant means the ownership of the item:

- A. is personal.
- B. is movable.
- C. is a crop.
- D. runs with the land.

18. Emblements are usually:

- A. growing crops.
- B. cultivated annually.
- C. on leased land by tenant farmers.
- D. all of the above.

19. Trade fixtures are:

- A. removable.
- B. forms of business furniture.
- C. personal property.
- D. all of the above.

20. One acre equals:

- A. 43,560 square feet.
- B. 4,840 square yards.
- C. neither a nor b.
- D. either a or b.

Quiz 1 Answers

1. B (p.12)	11. C (p.14)
2. C (p.11)	12. D (p.6)
3. D (p.12)	13. D (p.14)
4. B (p.17)	14. B (p.20)
5. C (p.9)	15. A (p.20)
6. C (p.17)	16. D (p.9)
7. C (p.10)	17. D (p.9)
8. D (p.11)	18. D (p.10)
9. C (p.14)	19. D (p.12)
10. A (p.17)	20. D (p.20)