

1. What type of ownership has definite rights of survivorship?

- A. Joint tenancy
- B. Tenancy in common
- C. Severalty
- D. All of the above

2. A woman CANNOT receive title to real property by:

- A. a gift deed.
- B. a patent.
- C. adverse possession.
- D. escheat.

3. A written instrument that conveys and evidences title is called a(n):

- A. will.
- B. deed.
- C. transfer.
- D. implied warranty.

4. What distinguishes a will from other types of property transfers?

- A. It allows for the transfer of more property
- B. It creates a present interest in property
- C. It only becomes effective at death
- D. None of the above

5. In California, a notice to vacate an “estate at will” (rental agreement) requires how many days notice?

- A. 15
- B. 1
- C. 29
- D. 30

6. Property acquired by a husband and wife during marriage and is split 50/50 is called:

- A. community property.
- B. joint tenancy property.
- C. tenancy in common.
- D. all of the above.

7. Grantor C conveys a large house and land to his daughter and son-in-law to be theirs as long as they are married. One year later they are divorced. What happens to the property?

- A. The daughter acquires it
- B. The son-in-law acquires it
- C. It reverts back to C
- D. The couple must sell it

8. A property owner living on a river bank acquires land due to the shifting of the river. This process is called:

- A. succession.
- B. accretion.
- C. encroachment.
- D. none of the above.

9. Time, title, interest, and possession are the four essential unities of a:

- A. tenancy in common.
- B. joint tenancy.
- C. partnership.
- D. corporation.

10. In a real estate transaction, the grantor is the:

- A. buyer.
- B. seller.
- C. renter.
- D. lender.

11. Through the process of escheat, the deceased’s property passes to:

- A. his or her heirs.
- B. his or her creditors.
- C. the state.
- D. the local county.

12. Someone using another person’s land continuously, without paying any property taxes, might qualify to obtain an easement, or legal right to use the land, according to:

- A. accession.
- B. prescription.
- C. adverse possession.
- D. Murphy’s Law.

13. Which type of will, unless signed with an “X,” requires NO witnesses?

- A. Living trust
- B. Statutory
- C. Holographic
- D. All of the above

Principles Quiz 2

14. Which of the following statements is FALSE?

- A. A trust deed is an instrument used to transfer personal property.
- B. A gift deed is an instrument granting a gift out of love and affection.
- C. A tax deed is the deed given to the buyer when a property is sold for past due property taxes.
- D. A sheriff's deed is the deed given to the purchaser at a court required sale.

15. A deed does NOT take effect until it is:

- A. signed.
- B. delivered.
- C. notarized.
- D. all of the above.

16. Which of the following is a document conveying title with NO warranties, expressed or implied?

- A. Grant deed
- B. Quitclaim deed
- C. Holographic will
- D. All of the above

17. Of the following, which is NOT true of a grant deed?

- A. It is used primarily to clear a "cloud on title" from the records.
- B. It warrants that the owner has not conveyed title to any other person.
- C. It warrants that the property being conveyed is free from any undisclosed encumbrances.
- D. It conveys any "after-acquired" title.

18. With a life estate, the ownership interest is limited to the:

- A. economic life of the property.
- B. Life of the grantor.
- C. Life of any designated person or persons.
- D. any of the above.

19. "The right to use a property for a specific period of time" describes a:

- A. Life estate.
- B. Less-than-freehold estate
- C. freehold estate.
- D. all of the above.

20. What differentiates an estate for years from an estate from period-to-period is that an estate for years:

- A. is a renewable agreement.
- B. is for a fixed period of time.
- C. can be terminated at any time.
- D. is from year-to-year.

Quiz 2 Answers

1. A (p.44)	11. C (p.39)
2. D (p.39)	12. B (p.41)
3. B (p.33)	13. C (p.38)
4. C (p.38)	14. A (p.37)
5. D (p.32)	15. B (p.37)
6. A (p.45)	16. B (p.35)
7. C (p.29)	17. A (p.33)
8. B (p.40)	18. C (p.30)
9. B (p.44)	19. B (p.31)
10. B (p.33)	20. B (p.32)