



**CHAPTER 1 – INTRODUCTION –
WHAT IS A TITLE?**

1. (MC) Real estate is the foundation of all _____.
 - A transportation
 - B commerce
 - C insurance
 - D wealth

2. (MC) The title business is related to
 - A engineering and law
 - B engineering, law and accounting
 - C law and accounting
 - D engineering and accounting

3. (MC) The title to land gives you the right to _____ the land.
 - I enter upon, possess, and occupy
 - II use and enjoy
 - III control
 - IV dispose of
 - A I, IV
 - B II, III
 - C I, II, IV
 - D I, II, III, IV

4. (TF) A vivid imagination is a hindrance in the title business.

5. (MC) The highest estate which a person can have in real estate is known as
 - A fee simple
 - B fee complex
 - C leasehold
 - D life estate

6. (TF) All classes of property have the same characteristics.

7. (TF) The terms "land" and "real estate" are entirely synonymous.
8. (MC) Building material incorporated into a building is either real property or personal property, depending upon
- A the wishes of the owner's family
 - B the intent of the owner
 - C subdivision restrictions
 - D zoning ordinances
9. (TF) Numerous people can hold interests simultaneously in the same piece of real estate.
10. (MC) Ownerships and, consequently, titles are created by
- I deeds
 - II wills
 - III inheritance
 - IV court decrees
 - V operation of law
- A I, II, IV
 - B II, III
 - C I, II, V
 - D I, II, III, IV, V
11. (MC) The validity of a deed depends upon
- A the kind of paper it is written on
 - B the signatures of both grantor and grantee
 - C its execution according to legal requirements
 - D the county in which it is recorded
12. (TF) Real estate leases, although creating an interest in real estate, are held to be personal property in many states.
13. (TF) The person who makes a will is called a grantor.
14. (MC) In a will, the provision which passes title to real estate is called
- A a grant
 - B a devise
 - C a codicil
 - D a remembrance

15. (TF) A person is said to die "intestate" if he dies without leaving a will.
16. (TF) Title to all land in this country was originally held by some nation or government.
17. (MC) The first link in a chain of title to land was variously called
- I a deed
 - II a mortgage
 - III a grant
 - IV a patent
- A I
- B III, IV
- C I, III, IV
- D I, II, III, IV
18. (MC) The means by which title to real estate passes without a deed or instrument of conveyance being signed is called "operation of law." Examples of this are:
- I by inheritance when a person dies intestate
 - II by adverse possession
 - III by leasehold agreement
 - IV by eminent domain
 - V through laws of escheat
- A I, V
- B II, IV
- C I, II, IV, V
- D I, II, III, IV, V
19. (TF) The grantee who has received a deed to real estate can always convey a good title.
20. (TF) There are only a few title defects which can result in loss to an owner.