Chapter 1:
What is a Title?
Sample Quiz
Title 101 – Chapter 1 – Quiz Questions

1. Real estate is the foundation of all _________.
   a. Transportation  
   b. Commerce  
   c. Insurance  
   d. Wealth

2. The title business is closely related to which of the following professions?
   a. Engineering and law.  
   b. Law, engineering, and accounting.  
   c. Law and accounting.  
   d. Engineering and accounting.

3. Title to land gives the owner what rights?
   a. The right to enter upon and possess the land.  
   b. The right to occupy and use the land.  
   c. The right to control and enjoy the land.  
   d. All of the above.

4. The highest quality estate a person can have in real estate is known as what?
   a. Fee simple  
   b. Fee complex  
   c. Leasehold  
   d. Life estate

5. Of the following characteristics, which best describes real property?
   a. Transient  
   b. Movable  
   c. Permanent  
   d. Destructible
6. Of the following descriptions, which does the term “land” encompass?
   a. Trees and buildings.
   b. The exposed surface of the Earth.
   c. Objects embedded in the property.
   d. Objects attached to the property.

7. What distinction determines if material incorporated into a building is either real property or personal property?
   a. The wishes of the owner’s family.
   b. The intent of the owner.
   c. Subdivision restrictions.
   d. Zoning ordinances.

8. Of the following characteristics, which make it possible for numerous people to hold simultaneous interest in the same piece of land?
   a. Destructibility
   b. Permanence
   c. Immovability
   d. Both B and C

9. Both ownerships and titles are created in which of the following ways?
   a. Deeds of conveyance
   b. Wills
   c. Court decisions
   d. All of the above.

10. The validity of a deed depends on which of the following attributes?
    a. The kind of paper it is written on.
    b. The signatures of both the grantor and the grantee.
    c. Its execution according to legal technical requirements.
    d. The county in which it is recorded.

11. Which of the following statements is true of real estate leases?
    a. They create an interest in real property.
    b. Courts in many states often hold them to be personal property.
    c. Title companies may issue title insurance to lessees (tenants) on their leasehold interests.
    d. All of the above.
12. What term is used to describe the person who makes a will?
   a. Testator
   b. Grantor
   c. Grantee
   d. Conveyer

13. In a will, what is the name of the provision that passes title to real estate?
   a. Grant
   b. Devise
   c. Codicil
   d. Remembrance

14. If a person dies without leaving a will, he or she is said to die how?
   a. Intestate
   b. Heirless
   c. Communally
   d. Unattended

15. When real estate passes without a signed deed or instrument of conveyance, the title is said to pass by operation of law. Which of the following is NOT an example of an operation of law?
   a. Inheritance when a person dies intestate.
   b. Adverse possession.
   c. Lease.
   d. Eminent domain.

16. How did nations originally acquire title to all land in this country?
   a. Discovery
   b. Conquest
   c. Purchase
   d. All of the above

17. What is the first conveyance from a government to an individual generally called?
   a. Patent
   b. Mortgage
   c. Grant
   d. Both A and C
18. Which of the following is **NOT** a title defect that could result in a loss to an owner?
   a. Mistakes of recorders.
   b. Lack of jurisdiction.
   c. Deeds by single people.
   d. Forged deeds or releases.

19. Which of the situations below may cause title losses?
   a. An undisclosed heir of a former owner with an interest in a property.
   b. Failure to execute real estate instruments in conformity with the requirements of law.
   c. Secret or undisclosed marriages.
   d. All of the above.