Review Quiz Chapter 2 – Legal Descriptions, Methods of Acquiring and Holding Title

1. The SE 1/4 of the NW 1/4, and the SW 1/4 of the NE 1/4, and the SW 1/4 of Section 22 contains:
   (a) 2 1/2 acres
   (b) 240 acres
   (c) 45 acres
   (d) 165 acres

2. A person appointed by the court to handle the estate is the:
   (a) executor (trix)
   (b) administrator (trix)
   (c) devisor (ee)
   (d) testator (trix)

3. A type of deed that contains an after acquired clause is called a:
   (a) grant deed
   (b) quiet deed
   (c) quitclaim deed
   (d) gift deed

4. A deeds to B and B takes possession but does not record the deed. A then tells a friend C about the deed to B. A then deeds the same property to C, who records the deed. Based on this information, title probably vests in:
   (a) A
   (b) B
   (c) C
   (d) both B and C

5. If a married person with one child dies intestate and leaves separate property, the descendant’s interest passes to the:
   (a) surviving spouse and child
   (b) surviving child, and not the surviving spouse
   (c) surviving spouse, and not the surviving child
   (d) surviving parents

6. The highest form of ownership a person can have in a piece of property is:
   (a) fee simple absolute
   (b) fee simple qualified
   (c) life estate
   (d) testate estate
7. A deeds a life estate to B and upon B’s death title is to return to A. This is an example of what type of life estate?
   (a) estate in reversion
   (b) estate in reservation
   (c) estate in remainder
   (d) estate in severalty

8. A valid joint tenancy must have the four unities of:
   (a) time, title, interest, remainder
   (b) title, time, possession, interest
   (c) interest, right, possession, time
   (d) time, title, occupancy, possession

9. Janet owned a home prior to marriage to Jorge. Upon marriage, Janet's home:
   (a) remains her separate property unless commingled
   (b) automatically becomes community property
   (c) is converted to joint tenancy
   (d) must have a deed recorded showing her married name

10. In which one of the following ways are joint tenancy and tenants in common similar?
    (a) title can only be held by husband and wife
    (b) both provide the right of survivorship
    (c) all owners have the right to will their interest in the property
    (d) both carry the right of possession