Review Quiz, Chapter 3 – Encumbrances, Liens, and Homesteads

1. A property tax bill is an example of:
   (a) a voluntary lien
   (b) a general lien
   (c) an involuntary lien
   (d) two of the above are correct

2. An easement with only a servient tenement:
   (a) easement in gross
   (b) easement appurtenant
   (c) easement egress
   (d) easement for encumbrance

3. If an owner files a proper Notice of Completion in the County Recorder’s office, unpaid subcontractors have how many days to file a lien?
   (a) 30 days
   (b) 60 days
   (c) 90 days
   (d) 180 days

4. All of the following are true, except:
   (a) a violation of a condition in a deed may cause loss of title
   (b) a suit for removal of an encroaching fence must be brought within 10 years from the date of the encroachment
   (c) easements can be eliminated when the dominant tenement deeds to the servient tenement
   (d) to be valid, a Notice of Completion must be recorded within 10 days after the completion of construction

5. For a single person, under 65 years and not of low income, the homestead exemption is:
   (a) $25,000
   (b) $50,000
   (c) $75,000
   (d) $100,000

6. Once a valid homestead is recorded, which of the following terminates the homestead?
   (a) renting the property
   (b) death of one spouse
   (c) selling the home
   (d) two of the above will terminate the homestead
7. An easement 15 feet wide and 150 feet long is approximately what percent of an acre?
   (a) 20%
   (b) 15%
   (c) 10%
   (d) 5%

8. Which of the following two terms do not go together?
   (a) covenant – condition
   (b) encroachment – lien
   (c) grantor – grantee
   (d) abstract of judgment – writ of execution

9. Which of the following best describes the requirements to acquire title by adverse possession?
   (a) hostile, continuous use, pay mortgage, open and notorious
   (b) color of title, continuous use, pay property taxes, hostile
   (c) permission, color of title, pay property taxes, open and notorious
   (d) claim of right, hostile, secret use, pay mortgage and property tax

10. A judgment is considered to be what type of lien?
    (a) constructive
    (b) voluntary
    (c) general
    (d) specific