

### ALTA's Land Title Institute - Title 101

# 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. Conveyor
- 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.