

## Real Estate Principles

### Chapter 5 Quiz

1. Which of the following would not affect the physical condition or use of a parcel of real property?
  - A. Deed restrictions that run with the land
  - B. Easements
  - C. Encroachments
  - D. Specific liens
  
2. Which of the following liens will have the superior lien position?
  - A. A trust deed executed April 27 and recorded April 29
  - B. A trust deed executed and recorded April 28
  - C. A mechanic's lien for work that commenced on April 27
  - D. A special assessment lien created on May 4
  
3. Unless there is an agreement to the contrary, the deed of trust that has the highest lien priority is the one that was:
  - A. executed first
  - B. recorded first
  - C. greatest in value
  - D. a construction loan
  
4. Which of the following statements about lien priority is incorrect?
  - A. If a person who purchased a house using a deed of trust becomes delinquent on property tax payments, it is considered a default and the trustee may foreclose on the property
  - B. Any lien created by a contract is inferior to a real property tax lien
  - C. If a property is sold by the state because of delinquent property taxes, the new owner receives the property free and clear of any deed of trust lien
  - D. A lien for real property taxes always take precedence over a lien for a special assessment
  
5. Deed restrictions for a subdivision development are created by:
  - A. the developer or grantor
  - B. the FHA
  - C. state statutes and local ordinances
  - D. the lender
  
6. Which of the following methods may be used to terminate an easement?
  - A. Abandonment
  - B. Prescription
  - C. Non-use
  - D. All of the above
  
7. Which of the following documents must be verified and recorded in order to have any validity?
  - A. Deed of trust
  - B. Notice of default
  - C. Judgment affecting real property
  - D. Mechanic's lien

8. A specified charge against real property used as security is a/an:
- A. lien
  - B. subdivision regulation
  - C. zoning regulation
  - D. easement
9. Mr. Pink sold a property to Mr. Blonde, which had an easement appurtenant across Mr. Brown's property. When Mr. Blonde tried to use the easement, Mr. Brown objected. A court would find that:
- A. Mr. Blonde may not use the easement across Mr. Brown's property without consent
  - B. Mr. Pink continues to own the easement across Mr. Brown's land
  - C. Mr. Blonde may use the easement because an easement appurtenant always passes when the dominant tenement is sold
  - D. The sale of the land terminated the easement
10. The holder of an easement may terminate the easement by recording a:
- A. defeasance clause
  - B. notice of non-responsibility
  - C. quitclaim deed
  - D. deed of reconveyance
11. Daniel injured himself while swimming in Petra's pool. If Daniel sued Petra and received a \$2,500 judgment in his favor, the resulting lien would be a/an:
- A. voluntary lien
  - B. general lien
  - C. specific lien
  - D. equitable lien
12. All of the following are required for an easement appurtenant, except:
- A. there must be at least two tracts of land under separate ownership
  - B. the dominant tenement must abut the servient tenement along a border
  - C. the easement must run with the land
  - D. the dominant tenement must benefit and the servient tenement must be burdened
13. An easement in gross:
- A. benefits a dominant tenement
  - B. burdens a servient tenement
  - C. burdens a dominant tenant
  - D. must be owned as part of an interest in land
14. Which of the following statements about liens is correct?
- A. An attachment lien is recorded after a court decision
  - B. A judgment lien is recorded after a court decision
  - C. An attachment lien is always against all of a debtor's property
  - D. A judgment lien is against a single property belonging to a debtor

15. The principal difference between a mechanic's lien and a judgment lien is that:
- A. mechanic's liens are created by statute
  - B. mechanic's liens may take priority earlier than the date they are recorded
  - C. only judgment liens are not effective until recorded
  - D. only judgment liens are involuntary liens