**Unit 9 Quiz**

1. What is required for a valid deed in Pennsylvania?
2. Grantee's signature
3. Grantor's signature
4. Grantor's seal
5. Grantee's seal
6. A city dweller bought acreage in a distant county, never went to see it, and did not use it, although he regularly paid the real estate taxes on it. A farmer moved his mobile home onto the city dweller's property, drilled a well for water, and lived there for many years. The farmer may have become the owner of the acreage if he has complied with the state laws regarding
7. the statute of limitations.
8. the statute of frauds.
9. adverse possession.
10. intestate succession.
11. In Pennsylvania, what is required for a valid will?
    1. Beneficiaries must sign the will
    2. Signed by testator
    3. Signature must be acknowledged
    4. Signed by those named in the will
12. A person died intestate. He left behind a wife. In this situation, who inherits the property?
    1. The state
    2. The county
    3. His church
    4. His wife
13. What type of deed is most likely used to correct a misspelled name on a deed?
    1. Quitclaim deed
    2. General warranty deed
    3. Special warranty deed
    4. Trustee's deed
14. Which of the following would most likely indicate that the deed was executed pursuant to court order?
    1. Full consideration stated in the deed
    2. Signed by both grantor and grantee
    3. Consideration consisted of $10 and love and affection
    4. No mention of consideration included in the deed
15. Which of the following actions can cause property to be transferred involuntarily?
    1. Foreclosure court order to repay debts
    2. Seller agrees to trade one property for another
    3. Seller agrees to allow the buyer to pay for the property for a period of twenty years
    4. Tenants agrees to maintain the property as if it were their own
16. Owners can lose title to their properties by
    1. adverse possession.
    2. easement by prescription.
    3. paying taxes in advance.
    4. writing a will.
17. Which of the following is an example of involuntary alienation?
    1. Escheat
    2. Writing a will
    3. Signing the deed
    4. Signature on the deed is acknowledged
18. An elderly person did not want to give away his property while he was alive but wanted to direct it to a specific person upon his death. In this situation, he should
    1. write a will.
    2. convey the property to the loved one, but reserve a life interest.
    3. appoint a power of attorney to the recipient.
    4. not write a will.
19. The owner of a large estate wrote a will and shared the information with his immediate family who stood benefit greatly. At what point will the family members acquire interest or title?
    1. As soon as they can have the will acknowledged
    2. Immediately upon registration by the probate court
    3. When the will is recorded against the property
    4. After the owner dies
20. What is the legal process that determines if the will is valid and accounts for all of the assets of the deceased?
    1. Closing
    2. Probate
    3. Operation of law
    4. Dower and curtsey
21. The purpose of the acknowledgment by a notary public on a deed is to
    1. ensure that the title is valid.
    2. prove that the property has not been encumbered.
    3. show the genuineness of the grantor's signature.
    4. make the deed eligible for recording.
22. Grantors who promise not only to defend the title that they conveying, but to defend against the title that all those who previously held title are doing so in a
    1. general warranty deed.
    2. special warranty deed.
    3. quitclaim deed.
    4. bargain and sale deed.
23. Title to property transfers at the moment a deed is
    1. acknowledged.
    2. delivered and accepted.
    3. recorded.
    4. signed.
24. Consideration in a deed refers to
    1. the payment of transfer taxes.
    2. gentle handling of the document.
    3. something of value given by each party.
    4. the habendum clause.
25. The title to real estate passes when a valid deed is
    1. signed and recorded.
    2. delivered and accepted.
    3. filed and microfilmed.
    4. executed and mailed.
26. The primary purpose of a deed is to
    1. prove ownership.
    2. transfer title rights.
    3. give constructive notice.
    4. prevent adverse possession.
27. A special warranty deed differs from a general warranty deed in that the grantor’s covenant in the special warranty deed
    1. applies only to a definite limited time.
    2. covers the time back to the original title.
    3. is implied and is not written in full.
    4. protects all subsequent owners of the property.
28. The law that requires transfers of real property ownership to be in writing is the
    1. parol evidence rule.
    2. statute of limitations.
    3. rule of civil procedure.
    4. statute of frauds.