

Name: _____

1. All of the following items are personal property EXCEPT:
 - A. trade fixtures.
 - B. a privacy fence.
 - C. patio furniture.
 - D. portable dishwasher.

2. A seller wishes to remove certain shrubs planted in the front yard and not include them in the sales price of the home.
 - A. The shrubs must be left and included in the sales price of the home.
 - B. The shrubs can be removed unless they are valuable.
 - C. If the seller planted the shrubs, they can be removed.
 - D. The seller may do so only if permission for the removal is specifically stated in the sales contract.

3. A permanent addition to a building is:
 - A. real property.
 - B. personal property.
 - C. a chattel real.
 - D. an encumbrance.

4. The transfer of land ownership automatically includes:
 - A. emblements.
 - B. fixtures.
 - C. chattels real.
 - D. trade fixtures.

5. Water rights along a large, navigable lake or ocean are known as:
 - A. tidal rights.
 - B. shore rights.
 - C. correlative rights.
 - D. littoral rights.

6. Water table refers to the:
 - A. difference between the high and low water level of a navigable body of water.
 - B. level at which percolating water is found below the earth's surface.
 - C. depth to which a landowner may drill in order to extract water in exercising the right of prior appropriation.
 - D. None of the answers are correct.

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7. Which of the following items is considered real property?
- A. Natural things movable by law.
 - B. Notes secured by mortgages on real estate.
 - C. Riparian rights.
 - D. House plants.
8. All of the following are appurtenances EXCEPT:
- A. riparian rights.
 - B. a garage.
 - C. an apple orchard.
 - D. trade fixtures.
9. Real property is changed into personal property by:
- A. the right of appropriation.
 - B. severance.
 - C. the law of capture.
 - D. fructus naturales.
10. Which of the following would be considered an artificial monument when used in a metes and bounds legal description?
- A. A tree
 - B. A fence corner
 - C. A river
 - D. A large rock
11. An adequate metes and bounds description must have all of the following EXCEPT:
- A. a definite point of beginning.
 - B. four sides.
 - C. closure.
 - D. linear measurements and compass directions.
12. The point of beginning on a plat of survey is marked with reference to a:
- A. benchmark.
 - B. datum.
 - C. meridian.
 - D. base line.

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13. If a man has 6 acres of land and deeds $\frac{3}{4}$ of it to a son and the remainder to a nephew, how many square feet of land does the nephew acquire?
- A. 261,360
 - B. 196,020
 - C. 65,340
 - D. 43,560
14. How many cubic feet of space is there in a warehouse that is 610 feet wide by 140 feet deep and has an 18 foot ceiling?
- A. 85,400
 - B. 1,537,200
 - C. 35
 - D. 2,520
15. Which of the following would be acceptable on a sales contract?
- A. Legal description to be attached
 - B. Legal description attached and made a part hereof by reference
 - C. Legal description and survey to be provided at closing
 - D. Purchaser to be provided with legal description within ten days
16. When it is necessary to prepare a new metes and bounds description, it should be done by:
- A. the seller.
 - B. a licensed surveyor.
 - C. the listing salesperson.
 - D. the selling salesperson.
17. You have a prospective purchaser for a home and the listing agent has not been able to provide you with a legal description. Which statement describes your best course of action?
- A. Complain to the Real Estate Commission
 - B. Write an offer without a legal description
 - C. Find the legal description yourself at the courthouse or on the computer
 - D. Contact the seller yourself
18. If the only land description you have provided on your offer is the street address:
- A. this could be sufficient if there is no other street by the same name.
 - B. this contract is probably unenforceable.
 - C. this amounts to a contingency that must be resolved.
 - D. the contract may be legal but is unprofessional.

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19. A metes and bounds description must have all of the following EXCEPT:

- A. a definite point of beginning.
- B. the name of the county and state.
- C. the approximate square footage or acreage.
- D. compass directions and distances from one point to the next.

20. A metes and bounds description might be insufficient if:

- I. it does not have enough sides to close.
- II. it is irregular in shape.

- A. Only I is true.
- B. Only II is true.
- C. Both I and II are true.
- D. Neither I nor II is true.

You have completed the test!