

Topic 4 Quiz

- T F 1. Documents are recorded by placing the original document file in the County Clerk's office.
- T F 2. Documents affecting title must be acknowledged in order to be admissible to record.
- T F 3. A notary public is authorized to take an acknowledgement.
- T F 4. When one has traced the ownership of a parcel of land to the beginning of its recorded history, the result is known as a chain of title.
- T F 5. A person who is engaged in searching land title as an occupation is known as an extractor.
- T F 6. A summary of all recorded documents affecting title to a given parcel of land is a chain of title.
- T F 7. Title insurance premiums are paid annually.
- T F 8. Before a title insurance company will issue a title insurance policy on a property, an abstract must be prepared by an abstractor.
- T F 9. Title insurance is always paid for by the sellers since they are obligated to deliver a good title to the buyer.
- T F 10. A title policy is designed to protect the insured against events that occur after the policy is issued.
- T F 11. Title that is free from reasonable doubt as to who is the owner is called marketable title.
- T F 12. The placing of a document in the public records so as to notify the public at large of its existence and contents is referred to as constructive notice.
- T F 13. Ownership priority is established by the date a deed is recorded.

Answers to Topic 4 Quiz:

1. F
2. T
3. T
4. T
5. F
6. F
7. F
8. T
9. F
10. F
11. T
12. T
13. T