

Topic 5 Quiz

- T F 1. A deed is a written instrument signed by the grantor which creates or conveys an interest in real property to a named grantee.
- T F 2. The right of the state to acquire privately held property for public use is called condemnation.
- T F 3. Transfer of land by will is an example of involuntary alienation.
- T F 4. In the Covenant of Seizen, the grantors promise that they have title and right of possession to the real property being conveyed to the grantee.
- T F 5. A general warranty deed only warrants the title against defects arising after the grantor acquired the property, and not against defects arising before that time.
- T F 6. Twelve elements must be in a deed for it to be valid.
- T F 7. For a deed to be valid, it must be recorded at the court house.
- T F 8. The process by which soil is deposited on banks to produce firm ground is known as avulsion.
- T F 9. The sudden tearing away of land or removal of land by action of water flowing over or through it is known as adverse possession.
- T F 10. To die leaving a will is to die intestate.
- T F 11. The reverting of property to the state when heirs capable of inheriting do not exist and there is no will is known as escheat.
- T F 12. A date is essential for a valid deed.
- T F 13. A deed is effective without words of conveyance.
- T F 14. Probate is the judicial process of distributing a decedent's estate.
- T F 15. A deed is invalid unless signed by the grantee.

Answers to Topic 5 Quiz:

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