

Name: _____

County: _____

Property Ownership and Deed Recording Self-Study Training Session

Review Questions

1. The purpose of establishing a recording system was to inform persons planning to purchase or otherwise deal with land about the ownership and condition of the title.
 True
 False

2. Law requires the recordation of any instrument which affects the title to or possession of real property.
 True
 False

3. The priority of recordation will ordinarily determine the rights of the parties if there are conflicting claims to the same parcel of land/property, i.e., the title thereto or an interest therein. The instrument recorded first in the chain of title would generally achieve priority over subsequently recorded instruments.
 True
 False

4. Joint, common, or community ownership includes which of the following?
 Community property
 Joint tenancy
 Tenancy in common
 All of the above

5. The undivided interest of a deceased tenant in common passes to the beneficiaries (heirs or devisees) of the estate subject to probate, pursuant to the last will and testament of the deceased or by intestate succession.
 True
 False

6. The most important characteristic of a joint tenancy is the right of survivorship. This means that joint tenancy property cannot be disposed of by the last will and testament, is not subject to intestate succession, and typically does not become part of the estate of a joint tenant subject to probate.
- True
- False
7. Community property generally consists of all property acquired by a husband and wife, or either, during a valid marriage, other than separate property acquired prior to the marriage, by gift, or as an individual heir or devisee of a deceased.
- True
- False
8. The principal purpose of the homeowners' exemption is to shield the home against creditors of certain types whose claims might be exercised through judgment lien enforcement.
- True
- False
9. Which of the following is NOT required to have a valid deed?
- It must be in writing
- The parties must be properly described, competent to convey, and capable of receiving the grant of the property
- There must be a granting clause or operative words of conveyance
- The deed must be signed by the party or parties making the conveyance
- It must be delivered and accepted
- The property conveyed must be described so as to distinguish it from other parcels
- The deed must be recorded

10. Match the description with the appropriate deed.

1	Grant Deed
2	Quitclaim Deed
3	Warranty Deed
4	Trust Deed
5	Reconveyance Deed
6	Sheriff's Deed
7	Gift Deed
8	Revocable Transfer on Death Deed

	A deed given to a party on the foreclosure of property, levied under a judgment for foreclosure on a mortgage or of a money judgment against the owner of the property
	A three-party security instrument conveying title to land as security for the performance of an obligation
	This deed is generally used to clear some "cloud on the title"
	A transfer because of love and affection for the grantee
	The grantor impliedly warrants that he or she has not already conveyed to any other person and that the estate conveyed is free from encumbrances
	A deed that contains express covenants of title
	A deed used to leave property to heirs without the need for probate
	Conveys title to property from a trustee back to the trustor-borrower when the money borrowed has been repaid to the lender