

## Chapter 1 Homework - Elements of Real Estate Law

The following questions are a small example of what you might expect to see on the Real Estate Law portion of the Cadastral Mapping exam.

First try answering the questions below without the manual, then use your manual to check your answers.

### True or False

1. T F The tax serial number or parcel number noted on a document is considered part of the legal description.
2. T F County Recorders transmit copies of all the ownership plats to the County Assessor showing the ownership as of January 1<sup>st</sup> at Noon.
3. T F Recording gives notice to all persons of the contents of the recorded document.
4. T F Title to the vacated street, or road shall vest to the adjoining record owner, with the entire width of the road assessed to one of the adjoining owners.

### Fill in the Blank

5. \_\_\_\_\_ means; a property in whose name the title appears in the public records, or a stockholder of record.
6. \_\_\_\_\_ means; an interest in land that, being the broadest property interest allowed by law.
7. \_\_\_\_\_ means; an undeveloped area of land set aside for farmland or preserved as natural wilderness.
8. A \_\_\_\_\_ when executed shall have the effect of a conveyance in fee simple to the grantee, and the grantor guarantees that the property is free from all encumbrances and will forever defend the title against all lawful claims whatsoever.

Multiple Choice

9. A municipality is a:

- A) City
- B) Town
- C) Metro Township
- D) All of the above

10. Before any unit from a condominium plat can be conveyed this document must be recorded:

- A) Warranty Deed
- B) Easement
- C) Declaration of CC&R's
- D) HOA Agreement

11. Upon the death of the sole trustee or the last surviving trustee, the trust estate passes to:

- A) The heirs
- B) The appointed successor
- C) Any blood relative
- D) A personal representative

12. A document that is of record in the county recorder's office may not be recorded again in that same county recorder's office unless:

- A) It has been reexecuted by all parties.
- B) A minor typographical error is corrected.
- C) The legislative body approves it.
- D) It contains a brief statement explaining the reason for rerecording.
- E) It is electronically recorded.
- F) Both B and C
- G) Both C and E
- H) Both A and D
- I) None of the Above