



Chapter 19 Quiz

1. Which of the following deeds gives the most protection to the grantee?
 - A. Warranty deed
 - B. Special warranty deed
 - C. Sheriff's deed
 - D. Executor's deed
2. An acknowledgment in a deed
 - A. is required to make a deed valid.
 - B. provides evidence that the grantor's signature is genuine.
 - C. attests to the true amount of consideration of the property transfer.
 - D. is not necessary.
3. Which of the following is directly connected to the land description known as lot and block?
 - A. Plat
 - B. Parallel
 - C. Datum
 - D. Section
4. An organization buys abandoned properties and resells them to qualified buyers. The organization provides a deed that assures marketable title through the time of ownership of the organization. The deed will be a
 - A. quitclaim deed.
 - B. bargain and sale deed.
 - C. bargain and sale CAG deed.
 - D. general warranty deed.
5. A metes and bounds legal description
 - A. can be made only in areas excluded from the rectangular survey system.
 - B. is not acceptable in court in most jurisdictions.
 - C. must commence and finish at the same identifiable point.
 - D. is used to complete areas omitted from recorded subdivision plats.
6. In New Jersey, where are the records about land descriptions?
 - A. Located in the county designated by the original owner
 - B. On the Internet, because nothing disappears on the Internet
 - C. County clerk's office in the state and county where the owner is located
 - D. County clerk's office in the county where the land is located

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7. The system of legal description that defines a parcel of land by its perimeter is the
 - A. geodetic survey.
 - B. rectangular survey.
 - C. lot and block system.
 - D. metes and bounds system.

8. The type of deed commonly used for transfers within a family and for property transferred during divorce settlements is the
 - A. bargain and sale deed.
 - B. special warranty deed
 - C. warranty deed.
 - D. quitclaim deed.

9. The purpose of the acknowledgment by a notary public on a deed is to
 - A. make the deed eligible for recording.
 - B. assure that the title is valid.
 - C. show the genuineness of the grantor's signature.
 - D. prove that the property has not been encumbered.

10. A deed must be signed by the
 - A. grantor.
 - B. grantee.
 - C. grantor and grantee.
 - D. grantee and two witnesses.