



Chapter 20 Quiz

1. Grantee is to a deed as devisee is to a
 - A. trust.
 - B. will.
 - C. estate.
 - D. leasehold.
2. With regard to adverse possession,
 - A. the person taking possession must compensate the owner at the end of the possessory period.
 - B. occupancy of the property may not be continuous over a specified period of time.
 - C. the person taking possession of the property must use the land without the owner's consent.
 - D. the person taking possession cannot become the owner of the property.
3. A single person owned a parcel of land. After the owner's death, the probate court determined the distribution of the land in accordance with the state's statutes. This person
 - A. died testate.
 - B. died intestate.
 - C. was the devisee.
 - D. was the grantee.
4. What will happen to the real estate if the deceased owner did not write a will and has no heirs?
 - A. The ownership will pass by devise.
 - B. The ownership will escheat to the state.
 - C. The courts will seize the ownership.
 - D. The ownership will revert to the previous owner.
5. Title to real estate that is inherited from a person who died testate is referred to as a
 - A. legacy.
 - B. bequest.
 - C. devise.
 - D. demise.
6. The reversion of real estate to the state because of its lack of heirs or other persons legally entitled to own the property is
 - A. eminent domain.
 - B. escheat.
 - C. attachment.
 - D. estoppel.

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7. A trespasser built a log cabin in a national park and occupied the structure for over 15 years. That person will never be able to claim the property under adverse possession statutes because:
 - A. the possession was not “notorious.”
 - B. the possession was not “hostile.”
 - C. the property was not privately owned.
 - D. the property was not properly fenced.
8. The condemnation of private property for public use is exercised under the government right of
 - A. taxation.
 - B. escheat.
 - C. prior appropriation.
 - D. eminent domain.
9. A man bought acreage in a distant county, never went to see it, and did not use it, although he regularly paid the real estate taxes on it. A woman moved her mobile home onto the man’s property, drilled a well for water, and lived there for many years. The woman may have become the owner of the acreage if she has complied with the state laws regarding
 - A. intestate succession.
 - B. adverse possession.
 - C. the statute of frauds.
 - D. the doctrine of prior appropriation.
10. Two owners have agreed to disagree. They own property together but cannot decide how to divide the profits after the sale. In this situation, one owner will have to go to court in
 - A. a dedication.
 - B. a partition proceeding.
 - C. a condemnation suit.
 - D. an action to quiet title.