

## Chapter 5 Quiz

1. Which of the following is an example of an emblem?  
A. Kitchen cabinet  
B. Annual crops  
C. An evergreen tree  
D. A stockpile of wood in the backyard
2. The front-door key to a house is a  
A. chattel.  
B. fixture.  
C. improvement.  
D. trade fixture.
3. The term *littoral* describes which of the following?  
A. Land bordering water affected by tide currents  
B. Land bordering water that is flowing, like a stream  
C. Land bordering any kind of body of water  
D. Land under a body of water and owned by owners of adjoining land
4. A radiator in a single family home is considered  
A. a chattel.  
B. a fixture.  
C. a trade fixture.  
D. an improvement.
5. The phrase *bundle of legal rights* is properly included in  
A. the definition of real property.  
B. a legal description.  
C. real estate transactions.  
D. leases for less than one year.
6. Which of the following is considered to be personal property?  
A. Wood-burning fireplace  
B. Awnings  
C. Bathtubs  
D. Patio furniture
7. A rancher owns a parcel of land on which oil was discovered. If the rancher has not previously conveyed the oil rights, who owns the oil?  
A. The rancher  
B. The tenant to whom the property has been leased  
C. The state government  
D. The federal government
8. All of the following are tests for determining a fixture *EXCEPT*  
A. intent of the parties.  
B. size of the item.  
C. method of attachment of the item.  
D. adaptation of the item to the real estate.
9. Certain items on the premises that are installed by the tenant and are related to the tenant's business are called  
A. fixtures.  
B. emblements.  
C. trade fixtures.  
D. easements.
10. A homeowner acquired the ownership of land that was deposited by a river running through her property by  
A. reliction.  
B. succession.  
C. avulsion.  
D. accretion.