



Chapter 6 Quiz

1. Which of the following is a freehold estate?
 - A. Life estate
 - B. Estate for years
 - C. Estate at will
 - D. Easement in gross
2. An easement acquired by constant, open, and adverse use is called an easement by
 - A. appurtenance.
 - B. prescription.
 - C. necessity.
 - D. implication.
3. Which of the following encumbrances affects the title to property and is considered a general lien?
 - A. Judgment
 - B. Mortgage
 - C. Restrictive covenant
 - D. Restrictive covenant
4. A power company has the right to install electric lines across property controlled by different owners. The power company has an easement
 - A. by necessity.
 - B. in gross.
 - C. by prescription.
 - D. appurtenant.
5. A person who has complete control over a parcel of real estate is said to own a
 - A. leasehold estate.
 - B. fee simple estate.
 - C. life estate.
 - D. defeasible fee estate.
6. A portion of a man's building was inadvertently built on a neighbor's land. This is called an
 - A. accretion.
 - B. avulsion.
 - C. encroachment.
 - D. easement.

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7. A woman owned the fee simple title to a vacant lot adjacent to a hospital and was persuaded to make a gift of the lot. She had her attorney prepare a deed that conveyed the ownership of the lot to the hospital “so long as it is used for medical purposes.” After the completion of the gift, the hospital will own a
- A. life estate.
 - B. tenancy for years.
 - C. fee determinable.
 - D. periodic tenancy.
8. Your neighbors use your driveway to reach their garage on their property. Your attorney explains that the ownership of the neighbors’ real estate includes an easement appurtenant giving them the driveway right. Your property is the
- A. leasehold interest.
 - B. dominant tenement.
 - C. servient estate.
 - D. license property.
9. A man and a woman are next-door neighbors. The woman tells the man that he can store his bulldozer in her yard for a few weeks. The woman did not charge the man rent for the use of her yard. The woman has given the man
- A. an easement appurtenant.
 - B. an easement by necessity.
 - C. an estate in land.
 - D. a license.
10. A man conveys the ownership of his house to his mother and stipulates that upon her death he will recapture the ownership. The interest the man has in the ownership is a
- A. remainder estate.
 - B. curtesy estate.
 - C. legal life estate.
 - D. reversion estate.