

RE 310 – Principles of Real Estate
Sample Exam Questions – Deeds & Title Transfer – Solutions

Dr. Stanley D. Longhofer

- _____ 1. Which of the following is NOT required for a real estate sales contract to be valid?
- A. Both the buyer and the seller must agree to the exact same terms.
 - B. Each party to the transaction must give up something of value.
 - C. Both parties must be of legal age and mentally competent
 - D. The contract must be in writing.
 - E. **ALL OF THE ABOVE ARE REQUIRED FOR A REAL ESTATE SALES CONTRACT TO BE VALID.**
- _____ 2. True or ***FALSE***: Proof of ownership of real estate can be found by looking at the certificate of title.
- _____ 3. Larry and Laverne are married. Laverne purchases a commercial office building in Kansas without Larry's knowledge and using her own funds. Which of the following statements is most correct?
- A. Larry has no interest in the office building.
 - B. Laverne's purchase is not valid because she did not obtain her spouse's consent.
 - C. **LARRY MUST SIGN THE DEED FOR LAVERNE TO TRANSFER A FEE SIMPLE INTREST TO SOMEONE ELSE.**
 - D. Laverne can sell the property without Larry's consent.
 - E. None of the above.
- _____ 4. Voluntary alienation refers to transfer of title to real estate
- A. via a will.
 - B. **USING A DEED.**
 - C. without the owner's consent.
 - D. to a resident alien in the United States.
 - E. to more than one person.
- _____ 5. With a _____ the grantor guarantees that he or she received title and that the property was not encumbered during the time the grantor held title, but makes no guarantees as to what happened before the grantor held title.
- A. bargain and sale deed
 - B. general warranty deed
 - C. quitclaim deed
 - D. realty deed
 - E. **SPECIAL WARRANTY DEED**

- _____ 6. A _____ is generally used to clear a cloud on the title.
- A. bargain and sale deed
 - B. general warranty deed
 - C. QUITCLAIM DEED**
 - D. realty deed
 - E. special warranty deed
- _____ 7. With a _____ the grantor transfers any interest in the property he or she may have, but makes no guarantees that any such interest exists.
- A. bargain and sale deed
 - B. general warranty deed
 - C. QUITCLAIM DEED**
 - D. realty deed
 - E. special warranty deed
- _____ 8. A _____ is a legal document used to transfer ownership rights to real estate from one party to another.
- A. plat
 - B. lease
 - C. sales contract
 - D. DEED**
 - E. All of the above
- _____ 9. Some deeds contain covenants and warranties. A covenant is
- A. a claim against the grantor.
 - B. an encumbrance of ownership.
 - C. AN AGREEMENT OR PROMISE.**
 - D. a defeasance of further assurance.
 - E. None of the above
- _____ 10. A _____ provides the grantee with the most protections of any deed.
- A. bargain and sale deed
 - B. GENERAL WARRANTY DEED**
 - C. quitclaim deed
 - D. realty deed
 - E. special warranty deed

Use the following information to answer the next three questions.

Caleb has a contract to purchase some farmland in Reno County effective today (December 18, 2002). The last 5 transfers of ownership of this property happened on the following dates: January 3, 2002; March 14, 1978; December 20, 1977; February 22, 1972; and September 1, 1955.

- _____ 11. What is the root of title for this transaction?
- A. March 14, 1978
 - B. December 20, 1977
 - C. December 18, 1977
 - D. FEBRUARY 22, 1972**
 - E. September 1, 1955
- _____ 12. If a title search reveals a competing claim arising from an event on July 7, 1980, can this defect affect the marketability of the title?
- A. YES**
 - B. No
- _____ 13. If this competing claim arises from an event on April 30, 1945, can it affect the marketability of the title?
- A. Yes
 - B. NO**
- _____ 14. All of the following are acceptable proof of real estate ownership EXCEPT a(n)
- A. attorney's opinion of title.
 - B. title insurance policy.
 - C. DEED SIGNED BY THE LAST SELLER.**
 - D. torrens certificate.
 - E. All of the above are acceptable proof of real estate ownership.
- _____ 15. Involuntary alienation refers to transfer of title to real estate
- A. via a will.
 - B. using a deed.
 - C. WITHOUT THE OWNER'S CONSENT.**
 - D. to a resident alien in the United States.
 - E. to more than one person.

Use the following information to answer the next three questions.

Harry has a contract to purchase some farmland in Reno County effective today (May 15, 2003). The last 5 transfers of ownership of this property happened on the following dates: March 31, 2003; September 14, 1978; February 12, 1965; April 23, 1953; and December 31, 1925.

- _____ 16. What is the root of title for this transaction?
- A. September 14, 1978
 - B. May 15, 1978
 - C. **FEBRUARY 12, 1965**
 - D. May 15, 1953
 - E. April 23, 1953
- _____ 17. If this competing claim arises from an event on April 30, 1953, can it affect the marketability of the title?
- A. Yes
 - B. **NO**
- _____ 18. If a title search reveals a competing claim arising from an event on July 7, 1970, can this defect affect the marketability of the title?
- A. **YES**
 - B. No
- _____ 19. Leah bought Isaac's house, received a deed and moved into the residence, but neglected to record the document. One week later, Isaac died, and his heirs in another city, unaware that the property had been sold, conveyed title to Rachel, who recorded the deed. Who owns the property?
- A. **LEAH**
 - B. Rachel
 - C. Isaac's heirs
 - D. Both Leah and Rachel
 - E. Because no clear transfer of title has taken place, the state in which the house is located takes title through its power of escheat.
- _____ 20. True or ***FALSE***: All real estate sales contracts require that the seller provide the buyer with a title of perfect record.