

Texas Principles Of Real Estate II Final Exam: Questions & Answers: Latest Updated 2023

Written documents affecting a title to real estate are recorded:

- A. where the titleholder resides
- B. where the titleholder has legal residence
- C. at the county clerk's office where the property is located
- D. at any county clerk's office in Texas - Correct Answer C

A person appointed by a court to settle the estate of a deceased person when the executor cannot perform or refuses to perform is:

- A. another executor
- B. a legatee
- C. an administrator
- D. a devisee - Correct Answer C

What is an abstract of title?

- A. title insurance
- B. a history of all recorded activity affecting a parcel of real estate
- C. a judgment on real property
- D. a patent - Correct Answer B

A title insurance policy in favor of the mortgagee will insure the:

- A. owner
- B. buyer - Answer given
- C. buyer and seller
- D. lender - Correct Answer NOT B

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A chain of title shows the linkage of property ownership that connects the present owner to the original source of title. In most cases it starts with:

- A. ownership from 1955
- B. chattel
- C. a suit in federal court
- D. the original grant of the land from the government to a private citizen - Correct Answer D

A handwritten will signed by the testator but not witnessed is known as a(n):

- A. nuncupative will
- B. holographic will
- C. oral will
- D. formal will - Correct Answer B

A voluntary gift of private land to the public is known as:

- A. alienation
- B. dedication
- C. reliction

D. annexation - Correct Answer B

The General Warranty Deed contains:

- A. the covenant of seisin
- B. the covenant against encumbrances
- C. both A and B
- D. neither A or B - Correct Answer C

In order to convey title to real property, a deed must be signed by the:

- A. grantee
- B. grantor
- C. agent
- D. buyer - Correct Answer B

Sam has moved onto a property owned by Fred. Sam is not leasing the property. If Sam holds possession of the property for a long period of time, he will own the property thru adverse possession.

- A. True
- B. False - Correct Answer A

The act passed in 1968 to protect the consumer from land scams is the:

- A. Buyers Land Protection Act
- B. Interstate Land Sales Full Disclosure Act (ILSFDA or LISA)
- C. Federal Land and Housing Act
- D. Texas Public Ownership - Correct Answer B

The trustee in a deed of trust:

- A. writes the contract for the buyer.
- B. shows the property to the buyer
- C. forecloses on the property in the event of default.
- D. collects the monthly payments. - Correct Answer C

Removing the original borrower's name from the note and substituting the new buyers name is called:

- A. novation
- B. substitute
- C. covenants
- D. subdividing - Correct Answer A

The right to redeem the property before a mortgage foreclosure sale is called:

- A. equitable redemption
- B. buyer redemption
- C. statutory redemption
- D. never used in Texas - Correct Answer A

The right to redeem the property after a tax foreclosure sale is called: