

## **Texas Principles Of Real Estate II Final Exam**

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

(Ans - C. at the county clerk's office where the property is located)

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

(Ans - C. an administrator)

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

(Ans - B. a history of all recorded activity affecting a parcel of real estate)

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

- A. owner
- B. buyer
- C. buyer and seller
- D. lender

(Ans - D. lender)

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

(Ans - D. the original grant of the land from the government to a private citizen)

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

(Ans - B. holographic will)

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

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

(Ans - B. dedication)

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

(Ans - C. both A and B)