

AAPL - REAL PROPERTY LAW QUIZ (CHAPTER 1)

Instructions: Read each question carefully. Circle T for True or F for False in Part I.
Circle the best answer for multiple-choice questions.

Part I – True or False

1. A warranty clause in a deed invokes the doctrine of after-acquired title. T F
2. An undelivered deed is valid if the grantor intended to transfer the property. T F
3. An unacknowledged lease is invalid. T F
4. Under a Race statute, the last innocent purchaser prevails. T F
5. In Louisiana, mineral rights prescribe if not developed within ten years after severance. T F
6. A conveyance by one joint tenant to a third party severs the joint tenancy. T F
7. A quit-claim deed provides full warranties of title. T F
8. If a will lacks a residuary clause, property not specifically devised passes by intestacy. T F
9. Tax sale deeds often create title problems because legal procedures may not have been properly followed. T F
10. Tenancy by the entirety can exist between any two co-owners. T F

Part II – Multiple Choice

11. A warranty deed guarantees:
 - A. That the grantor once owned the property
 - B. That the grantor currently possesses the property
 - C. That the grantor owns and will defend title, including after-acquired interests
 - D. That the deed is properly recorded
12. Which of the following is NOT a type of notice that can defeat innocent purchaser status?
 - A. Actual Notice
 - B. Constructive Notice
 - C. Inquiry Notice
 - D. Implied Notice

13. Which phrase converts a general warranty into a special warranty?

- A. "Forever defend against all persons"
- B. "By, through and under"
- C. "Fee simple absolute"
- D. "Grant, bargain, and sell"

14. The primary legal problem with a "dresser drawer deed" is:

- A. It lacks consideration
- B. It is improperly notarized
- C. It was never delivered
- D. It lacks a legal description

15. The major risk of leasing descendants under an unprobated will is:

- A. The lease is automatically void
- B. Unknown heirs may later claim wrongful payment
- C. Probate is optional in all states
- D. Descendants cannot legally lease minerals

16. Which of the following is NOT an essential element of a deed?

- A. Words of grant
- B. Delivery
- C. Recording
- D. Adequate legal description

17. A residuary clause in a will:

- A. Distributes mineral interests only
- B. Disposes of property not specifically devised
- C. Avoids probate entirely
- D. Applies only to personal property

18. When A and B own as joint tenants and B conveys to C:

- A. A and C remain joint tenants
- B. The joint tenancy continues unchanged
- C. The joint tenancy is severed
- D. C receives nothing

19. The primary difference between joint tenancy and tenancy by the entirety is:

- A. Survivorship rights
- B. Tenancy by the entirety requires marriage
- C. Joint tenancy requires marriage
- D. Only joint tenancy can be recorded

20. A quit-claim deed:

- A. Warrants full title
- B. Transfers whatever interest the grantor has without warranties
- C. Guarantees marketable title
- D. Conveys only mineral rights

21. When acquiring a lease from a life tenant, you best protect your interest by:

- A. Leasing only from the life tenant
- B. Leasing only from the remaindermen
- C. Having both the life tenant and remaindermen sign
- D. Recording immediately

22. The venue of an acknowledgment refers to:

- A. The recording county
- B. The court where disputes are filed
- C. The location where the acknowledgment occurs
- D. The grantor's mailing address

23. The purpose of an acknowledgment is to:

- A. Transfer title
- B. Verify identity of the signer
- C. Establish consideration
- D. Prove delivery

24. Under a Notice statute, title prevails in:

- A. The first to record
- B. The last innocent purchaser
- C. The grantor
- D. The person in possession

25. Louisiana's legal system is primarily based on:

- A. English common law
- B. Federal statutory law
- C. Civil law
- D. Spanish land grants

26. A Servitude of Passage in Louisiana is similar to:
- A. A mineral lease
 - B. A fee simple estate
 - C. A right-of-way easement
 - D. A joint tenancy
27. Real property includes:
- A. Watches and jewelry
 - B. Produced oil and gas
 - C. Land and things attached to it
 - D. Automobiles
28. A stray deed is:
- A. An improperly notarized deed
 - B. A recorded deed from a grantor with no apparent interest
 - C. A tax deed
 - D. A deed without consideration
29. To acquire title by adverse possession, possession must be:
- A. Secret and intermittent
 - B. Hostile, actual, notorious, continuous, and exclusive
 - C. With permission
 - D. Recorded
30. The Open Mine Doctrine allows a life tenant to:
- A. Begin new drilling operations
 - B. Sell the surface estate
 - C. Continue existing production and keep proceeds
 - D. Transfer the remainder interest
31. Dower and Curtesy are:
- A. Modern statutory marital property rights in all states
 - B. Common-law spousal life estate rights
 - C. Mineral servitudes
 - D. Forms of joint tenancy

Additional study guide resources may be found here:
<https://landtraining.net/tutorials/aapl-study-guide-problems/>

ANSWER KEY

AAPL - REAL PROPERTY LAW QUIZ (CHAPTER 1)

Answers found in AAPL Study Guide – 16th Edition

Page number referenced after the answer.

Part I – True or False

- | | |
|------------------|--|
| 1. True (p. 11) | 6. True (p. 19) |
| 2. False (p. 12) | 7. False (pp. 11–12) |
| 3. False (p. 23) | 8. True (Residuary Clause – wills section) |
| 4. False (p. 25) | 9. True (p. 15) |
| 5. True (p. 29) | 10. False (p. 19) |

Part II – Multiple Choice

- | | | |
|-------------------|---------------|---------------|
| 11. C (p. 11) | 21. C (p. 21) | 22. C (p. 24) |
| 12. D (p. 25) | 23. B (p. 23) | |
| 13. B (p. 10) | 24. B (p. 25) | |
| 14. C (p. 12) | 25. C (p. 29) | |
| 15. B (p. 14) | 26. C (p. 29) | |
| 16. C (p. 10) | 27. C (p. 9) | |
| 17. B (p. 14) | 28. B (p. 12) | |
| 18. C (p. 19) | 29. B (p. 17) | |
| 19. B (p. 19) | 30. C (p. 22) | |
| 20. B (pp. 11–12) | 31. B (p. 20) | |