1.	"I promised that I own the property I a giving you and the title to it is good." a. General warrant deed b. Quitclaim deed **c. Warranty deed** d. Release deed	Deeds: Notes pp 25-26, 34-35.
2.	"I'm giving you whatever interest I have in this property, but I'm not making any promises about it. My title might not be good and someone else might even own the property but whatever I have is now yours." a. General warrant deed **b. Quitclaim deed** c. Special warranty deed d. Warranty deed	Deeds: Notes p 26, 35.
3.	A deed in lieu of foreclosure to considered a. Nonjudicial foreclosure b. Friendly foreclosure c. Not going through court **d. All of the above**	Notes, p 36.
4.	A document a title company or real estate law firm creates as a promise to issue a title insurance policy a. title commitment b. preliminary title report c. binder **d. all of the above**	Notes p 72.
5.	A grantor covenants that he/she will warrant forever the property to the grantee against any claim while he/she was in title only, the grantor is providing a a. Quit claim deed b. General warranty deed c. Leasehold deed **d. Special warranty deed**	Notes pp 25-26, 34-35.
6.	All are hidden risks that may be found in the chain of title except a. Unsatisfied claims not shown on records b. Intoxication of grantor **c. Paid mechanic's lien** d. forgery	Notes p 69.

7.	An addition to or limitation of title insurance coverage that is attached to a policy is called a. exception **b. endorsement** c. ejection d. exclusion	Notes pp 77-78.
8.	At a purchase closing, the owner's title insurance is purchased a. amortized over the life of the loan **b. one-time fee** c. monthly payments d. All of the above	Notes pp 82-83.
9.	Beginning on October 1, 2010, the Maryland General and Limited Power of Attorney Act, or "Loretta's Law". The highlights of the new law: 1. notary must notarize signer's signature 2. two adult witnesses are required 3. the notary public may serve as a second witness **4. all of the above**	
10.	Coverage for ALTA Endorsement 4-06, Condominium is generally the same as ALTA Endorsement 4.1-06, Condominium, except a. Condominium project was created in accordance with the law **b. Provides coverage for both the lender and owner** c. Underwriter requires satisfactory evidence that there are no unpaid liens for condominium charges and assessments. d. None of the above	Provides coverage for lender only p. 123
11.	Due to mistakes or forgeries in past resulting in defects of ownership, what evidence/evidences of proof are recognized for establishing ownership? a. Abstract of title with lawyer's opinion b. The Torrens Certificate and Certificate of Title c. Title Insurance **d. All of the above**	a. buyer's lawyer examines the abstract and writes a report called an attorney's opinion of title status b. system for recording land titles under which a court may direct the issuance of a certificate of title & An attorney, title company or title examiner may prepare and issue a

		certificate of title expressing an opinion of title status after examining public records c. policy agrees to indemnify the owner against loss due to title defects that may have occurred in the past.
12.	How many acres in 348,480 sq feet? a. 7 **b. 8** c. 9 d. 10	43560 X 8 = 348,480
13.	If lines of a property are unknown, a **a. Boundary survey is required** b. House location survey is required c. Metes and bounds are required d. All of the above	Notes pp 61-62.
14.	In order to mitigate risks, the title company will take affidavits—legally sworn statements that are notarized and enforceable by law—from both the buyers and sellers asking pertinent questions below, except a. What are your addresses for the previous 10 years? b. Are there any outstanding judgments against you? c. Have you received any notices from a governmental agency that would affect title? **d. What is your social security number?**	Notes p 164.
15.	Jane hires Orchard Nursery do landscaping on her property. She loses her allotted funds at the Casino and cannot pay Orchard Nursery. What can the Nursery do to get paid? a. Sue Jane b. Force Jane to file for bankruptcy c. Sue Jane under the UCC-1 **d. File a petition to establish a mechanic's lien**	Notes p 162.

16.	John has a lien on his condominium property. In the event of foreclosure, who gets paid first a. Lender b. First mortgage **c. COA** d. HOA	Super priority lien Notes p 159.
17.	John Smith sells a piece of land behind his home to Jack Johnson. If John allows a driveway to be created on his property so Jack can gain access to his property. a. Landlocked **b. Easement** c. Right of way d. None of the above	Easements Notes p 157.
18.	John Smith sells a piece of land behind his home to Jack Johnson. If John does not allow for a driveway to be created on his property in order for Jack to gain access to his property. **a. Landlocked** b. Easement c. Right of way d. None of the above	Landlocked Notes p 160.
19.	Monuments are associated with a. Washington, DC b. Torrens System **c. Metes and Bounds** d. Surveys and Location Drawings	Notes p 60.
20.	Schedule A of a Title Commitment contains a. commitment date b. policies to be issued c. interest in the land **d. all of the above**	Also current owners Legal description Notes p 82.

21.	Schedule B in title policy does not a. set forth the specific information on the title and policy in Schedule A b. lists the various exceptions to the title that the title company found when it performed its title search c. outline the relationship between the insured and the title company. **d. outline the relationship between the insured and the insurer company.**	Common exceptions would be things such as prior unreleased mortgages on the property, easements, taxes, restrictions on the use of the property, and any other limitations on the title such as homestead rights or survey issues if no survey has been performed. Notes p 82.
22.	The Closing Protection (Insured Closing) Letter is available to a. Title company **b. Lender** c. Owner d. All of the above	Title co's may not carry enough e & o ins for potential losses. Therefore, lenders and owners look to underwriters to take on that risk for ensuring reimbursement for losses in connection w/ closing – p. 136
23.	The following are covered risks, except a. Someone else claims to have rights affecting your title because of forgery or impersonation b. Legal access c. Someone else owns an interest in your title d. Eminent domain	Notes p 79-80.

<table>
<tr><td>24.</td><td>The following is a representation of a hidden risk in a chain of title
a. Clerical errors in recording legal documents
b. Fraud (misrepresentation) in connection with the execution of documents.
c. Lack of mental capacity
d. All of the above</td><td>Notes p 69.</td></tr>
<tr><td>25.</td><td>The lender’s insurance policy remains in effect
a. Forever
b. Until finance amount paid
c. Until owner’s policy paid
d. None of the above</td><td>Notes p 97.</td></tr>
<tr><td>26.</td><td>The term “effective date”
a. date through which all documents can be located in the public records that affect title to land
b. considered a snapshot in time
c. tells what title looked like for a particular moment in time
d. all of the above</td><td>Notes pp 73-76.</td></tr>
<tr><td>27.</td><td>UCC-1 Financing Statement
a. Abbreviation for Uniform commercial code-1
b. Legal form indicating personal property encumbered with debt
c. Equivalent to a mortgage but on personal property
d. All of the above</td><td>Financing Statements Notes p 160.</td></tr>
<tr><td>28.</td><td>What is the difference between an Agent and an Attorney-in-Fact?
a. The principal
b. They are the same
c. One has a law degree
d. Irrevocable</td><td></td></tr>
<tr><td>29.</td><td>What is the easiest way to find out if someone has an easement on your property?
a. Visual inspection
b. Check Homeowners (HOA) and Condominium (COA) documents
c. Checked recorded documents
d. Check for liens</td><td>Easements Notes p 157.</td></tr>
<tr><td></td><td></td><td></td></tr>
</table>

30.	What type of policy is required of a commercial entity? a. Loan policy b. Commercial policy **c. Owner's policy** d. All of the above	Owners policy Notes pp 52, 65.
31.	When insuring a construction loan, Schedule B, Part 1 contains a pending disbursements clause which **a. Limits liability to the amount actually disbursed** b. Covers liability up to face amount of policy c. Covers liability up to amount shown on Schedule A d. All of the above	Construction Loans
32.	For properties in a community association, the following items will be covered by title insurance a. Covenants b. Conditions c. Restrictions **d. None of the above**	Notes p 156.