**Chapter 5 Quiz**

**Multiple choice (25)**

1. An item that was formerly classified as personal property, but has become real property by virtue of becoming attached to it.

a. Requisite

b. Improvement

c. Seizin

d. Fixture

2. All of the following elements help determine whether an item is a fixture, except:

a. Intent of the party who installed it

b. Manner of attachment

c. Use

d. All of the above will make an item qualify as a fixture

3. The process of attaching a fixture to real property.

a. Attestation

b. Acknowledgement

c. Annexation

d. Acquisition

4. Under this court-created test, personal property is considered to be a fixture when the item is essential for the use of the real property.

a. Reasonableness test

b. Mistreatment test

c. Use test

d. Intent test

5. Under this court-created test, an item will be considered a fixture because of the actions and mental state of the party who installed it.

a. Intent test

b. Use test

c. Psychological test

d. None of the above

6. A fixture that is equipment that is necessary to run a commercial enterprise.

a. Commercial fixture

b. True fixture

c. Reposed fixture

d. Trade fixture

7. The right to use part of another parcel of land, even though he or she has no ownership interests in it

a. Lien

b. Satisfaction

c. Trade fixture

d. Easement

8. Which of the following is a correct statement about trade fixtures?

a. Trade fixtures are essentially the same as any other type of fixture.

b. Trade fixtures can be removed, even when they cause extensive damage to property.

c. Trade fixtures cannot be used on commercial property.

d. Trade fixtures are not legally valid.

9. Which of the following is an example of an easement?

a. Driveway

b. Utility access

c. Path

d. All of the above are examples of easements

10. Ted has an easement across Mary's property. Which of the following terms best describes Ted's property?

a. Ted's property is the dominant estate

b. Ted's property is the servient estate

c. Ted's property is the beneficiary estate

d. Ted's property has no particular legal designation

11. In the previous question, how would you characterize Mary's estate?

a. Mary's property is the dominant estate

b. Mary's property is the servient estate

c. Mary's property is the beneficiary estate

d. Mary's property has no particular legal designation

12. The right of an adjoining landowner to use a portion of another parcel for his or her own benefit.

a. Appurtenant estate

b. Easement in gross

c. Fixture easement

d. Future easement

13. The right of another to enter onto a specific parcel.

a. Appurtenant estate

b. Easement in gross

c. Fixture easement

d. Future easement

14. This type of easement involves two parcels of land:

a. Appurtenant easement

b. Easement in gross

c. Subjugated easement

d. Traverse easement

15. This type of easement involved only parcel of land

a. Appurtenant easement

b. Easement in gross

c. Subjugated easement

d. Traverse easement

16. The phrase that describes the fact that easements automatically transfer when the property is transferred.

a. Continuous development

b. Res judicata

c. Pro hac vice

d. Run with the land

17. Easements can be created in all of the following ways, except:

a. Agreement

b. Deed reservation

c. Implication

d. By probate proceeding

18. The easiest and most direct way to create an easement

a. By litigation

b. By prescription

c. By agreement

d. None of the above

19. Under this method to create an easement, the seller might simply insert a provision in the deed specifying that an easement be created on the recently sold property.

a. Implication

b. Deed reservation

c. Prescription

d. All of the above

20. Another method to create an easement is simply to assume that the parties intended to create one in their transaction and failed to list it in the deed. This is referred to as:

a. Implication

b. Assumption

c. Rescission

d. Discussion

21. A court-created easement.

a. Easement by necessity

b. Easement by tenancy

c. Easement by partnership

d. Easement by decision

22. This method to create an easement is similar to the process of adverse possession.

a. By vindication

b. By litigation

c. By prescription

d. By ascension

23. The combination of two formerly separate tracts into a single unit.

a. Partition

b. Division

c. Accretion

d. Merger

24. The right granted to a specific individual to come on to someone else's property for a specific purpose

a. Profit

b. Easement

c. License

d. None of the above

25. A creditor who has provided supplies for the benefit of real property.

a. A benefactor

b. A mechanic

c. A materialman

d. A bailee

**True-False (10)**

1. A kitchen cabinet is an example of a fixture.

a. True

b. False

2. Intent is not a feature that helps determine whether an item is a fixture.

a. True

b. False

3. When it will cause a great deal of damage to remove an item, it is more likely to be ruled a fixture.

a. True

b. False

4. Trade fixtures are the same as regular fixtures.

a. True

b. False

5. Trade fixtures can be removed even when they cause extensive damage.

a. True

b. False

11. Water rights are examples of easements.

a. True

b. False

12. Driveways qualify as easements.

a. True

b. False

13. Utility companies often have easements in gross.

a. True

b. False