

CSEO SAMPLE
MULTIPLE CHOICE EXAM

Choose the single best answer. If more than one answer is required, it will be so indicated.

1. Quiet Title is:
 - (a). A method of conveying title
 - (b). A document filed in the County Recorder's Office
 - (c). An action to evict a tenant
 - (d). A law suit to determine interest in real property

2. When the court appoints a person to take care of the estate of a deceased person who died intestate, such a person is called:
 - (a). A Trustee
 - (b). A Referee
 - (c). An Executor
 - (d). An Administrator

3. A Notary Public is commissioned by the State of California and may operate:
 - (a). Only in the County for which he is appointed
 - (b). Any where in the State of California
 - (c). Within a 50 mile radius from his business address
 - (d). Only at the address of his place of business

4. The taking of private property for public use is authorized under the law of:
 - (a). Escheat
 - (b). Policy Power
 - (c). Eminent Domain
 - (d). Zoning

5. Whenever there are two contracts relating to the same subject matter such as a “Deposit Receipt” and “Escrow Instructions”:
 - (a). The escrow instructions always supersede the deposit receipt
 - (b). The escrow instructions never supersede the deposit receipt
 - (c). The two are read together to ascertain the whole contract between the parties
 - (d). The deposit receipt prevails in the event of conflict

6. Conditions precedent:
 - (a). Must be spelled out in the contract
 - (b). Are mutually dependent and must be performed at the same time
 - (c). Can always be unilaterally waived
 - (d). None of the above

7. A suit to compel a party to complete the terms of a contract is called:
 - (a). An injunction
 - (b). Interpleader
 - (c). Quiet Title Action
 - (d). Action for Specific Performance

8. You have been served with a garnishment against the Seller at 9:10 a.m. on the morning of the recording but prior to your issuing the Seller’s check. Your proper response would be the effect that:
 - (a). You are holding money belonging to the Seller
 - (b). You are not holding money for the Seller since your funds are deemed to have passed
 - (c). You have funds belonging to the Buyer since the checks have not been drawn yet
 - (d). Funds cannot be attached while in possession of the Escrow Holder

9. An interest in property acquired by Prescription would be through:
 - (a). A Grant Deed
 - (b). A Mortgage
 - (c). Duress
 - (d). Adverse use

10. The maximum rate of interest that may be charged by a non-exempt lender where no loan broker is involved is _____% percentage over the Federal Reserve Discount Rate in San Francisco on the 25th day of the previous month:
- (a). 5%
 - (b). 6%
 - (c). 10%
 - (d). 3%
11. A security interest search is requested by forwarding to the Secretary of State a form known as:
- (a). A Financing Statement Request
 - (b). Chattel Mortgage Search
 - (c). Request for Information or copies
 - (d). Request for Security Agreement
12. The terms “ingress” and “egress” are usually used in connection with:
- (a). Title
 - (b). Liens
 - (c). Easements
 - (d). Urban renewal
13. If a man sold his property and reserved a right in the deed to cross over the property to get to some other land he owns, but did not use this right for a period of five years:
- (a). He would have lost his right because of non-use
 - (b). His right would continue to be valid as he reserved it in the deed
 - (c). He would lose his right as it is evident he no longer needs it
 - (d). He would lose the right if his purchase resold the property
14. Able owns Lots 1, 2 and 3 of Salton View Estates. He sells Lot 3 to Baker and grants Baker an easement across Lot 2 for purposes of ingress and egress:
- (a). Able holds a dominant tenement and receives benefit of the easement
 - (b). Baker holds a servient tenement and his land is subject to Able’s easement

- (c). Baker may not hold dominant tenement for his land does not adjoin Able's land.
 - (d). Baker holds dominant tenement and Able's title is subject to his easement
15. A Township contains:
- (a). 20 square miles
 - (b). 30 square miles
 - (c). 40 square miles
 - (d). 36 square miles
16. To be effective, a Mechanic's Lien must be:
- (a). Acknowledged and recorded
 - (b). Verified and recorded
 - (c). Limited to the amount representing labor performed
 - (d). Foreclosed immediately after filing
17. A Lis Pendens action is effective:
- (a). Until judgment has been rendered
 - (b). Only until commencement of court proceedings
 - (c). Through the period of court proceedings
 - (d). Five years from date of filing action
18. After the recording of a valid Notice of Completion, all subcontractors and material men have the following number of days in which to file a lien:
- (a). 30 days
 - (b). 60 days
 - (c). 90 days
 - (d). 120 days
19. A minor, in order to convey real property he owns to another, must act through:
- (a). An administrator
 - (b). A guardian
 - (c). A trustee
 - (d). A conservator

20. An endorsement “100” does not insure against:
- (a). Mechanic’s liens
 - (b). Violations of conditions and restrictions
 - (c). Loss of damage where improvements encroach on easement areas
 - (d). Forced removal of encroachments upon adjoining land

END OF SAMPLE MULTIPLE CHOICE QUESTIONS