

The Professional School of Business

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Match a definition with each term.

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|-------|-----------------------------|----|---|
| _____ | 1. Correction Deed | A. | the gradual wearing away of land by the forces of nature |
| _____ | 2. Intestate | B. | the transfer of property from one party to another |
| _____ | 3. Bargain & Sale Deed | C. | a claim lien or charge one person has in the land of another |
| _____ | 4. Adverse Possession | D. | the sudden tearing away of land caused by earthquake and other natural forces |
| _____ | 5. Erosion | E. | a deed that makes no warranties regarding the condition of the title |
| _____ | 6. Grantee | F. | used to correct inaccuracies in an earlier recording |
| _____ | 7. Granting Clause | G. | an increase in land when a body of water permanently recedes exposing dry land |
| _____ | 8. Accretion | H. | one who receives property rights under a deed |
| _____ | 9. Avulsion | I. | the gradual addition of land caused by the forces of nature |
| _____ | 10. Quitclaim Deed | J. | when one dies without leaving a will |
| _____ | 11. Dedication | K. | one who gives property rights to another through a deed |
| _____ | 12. Grantor | L. | a giving of property by the owner for public use |
| _____ | 13. Devise | M. | a method of acquiring title to land against the true owner where Possession has been actual, continuous, hostile and visible for 20 years or more |
| _____ | 14. Bargain & Sale Deed CVG | N. | leaving real property through the terms of a will |
| _____ | 15. Alienation | O. | the type of deed that gives the most protection to the grantee |
| _____ | 16. Warranty Deed | P. | a deed in which the grantor warrants that s/he has not encumbered the title during the term s/he held it |
| _____ | 17. Encumbrance | Q. | when a person dies leaving a will |
| _____ | 18. Testate | R. | the part of a deed that expresses the grantors intend to convey |
| _____ | 19. Executors Deed | S. | used by a person appointed in a will to carry out the terms of the will, to transfer title to real estate |
| _____ | 20. Reliction | T. | a deed containing no warranties used to release or relinquish a property claim or right |