

1. Do they have a 4th of July in England?

	1. Do they have a 4 th of
	July in England?
	Yes - the 4 th of July comes along every year on
	the English calendar just like the American calendar. They may not CELEBRATE like we do
	in America, but they do indeed have a 4 th of July.
	54.7.
4	
	2. How many birthdays does
	the average person have?
5	
J	
	2. Have many histodays do so
	2. How many birthdays does the average person have?
	One - We may CELEBRATE our birthday every year, but we actually only have ONE birthday;
	the day that we were born.

3. Some months have 31 days; How many have 28 days?	
3. Some months have 31 days;	
How many have 28 days?	
12 - Every month in the year has at least 28 days.	
4. How many outs are there in	
4. How many outs are there in an inning?	

	4. How many outs are there in
	an inning?
	6 - 3 outs for each team.
10	
10	
	E Is it local for a man in
	Is it legal for a man in Washington to marry his
	widow's sister?
11	
	5. Is it legal for a man in Washington to marry his
	widow's sister?
	No - since he is dead.

	6.	Divide 30 by 1/2 and add 10.
	<u> </u>	What is the answer?
13		
	6.	Divide 30 by ½ and add 10.
		What is the answer?
	70	– You're not dividing 30 <i>in</i> half, which would
	be	15; you're dividing 30 by 1/2, which is 60. If the 10 for 70.
	Aut	d the 10 for 70.
14		
	7.	If there are 3 apples and you
		take away 2, how many do you have?

	7. If there are 3 apples and you take away 2, how many do you	
	have?	
	2 – If there are 3 apples somewhere (in a bowl, on the counter, etc.) and you take away	
	2, you have 2.	
		-
		-
16		
	O A do story stires you throse wills	1
	8. A doctor gives you three pills telling you to take one every half	
	hour. How many minutes would the pills last?	
		-
17		
	8. A doctor gives you three pills	
	telling you to take one every half hour. How many minutes would	
	the pills last before taken?	
	60 – You take the first pill, wait 30 minutes, then take the second pill, wait 30 more	
	minutes, and then take the last pill. 60 minutes have elapsed.	

	9. A farmer has 17 sheep, and all
	but 9 die. How many are left?
19	
	9. A farmer has 17 sheep, and all
	but 9 die. How many are left?
	9 – If all but 9 die, then 8 died and you are left with 9.
20	
	10. How many animals of each sex
	did Moses take on the ark?

		_
	10. How many animals of each sex	
	did Moses take on the ark?	
	No. 1. Marrows (for a state of a 2th About 1 2th	
	None – Moses wasn't associated with the ark; it was Noah who had the task of finding animals	
	to put on the ark.	
		-
22		
		•
	11. How many two-cent stamps	
	are there in a dozen?	
		-
23		
	11. How many two-cent stamps	
	are there in a dozen?	
	13. There are always 13 in a degree	
	12 – There are always 12 in a dozen.	
		-
		-

12. What happened to the other dollar? (see story below)

Three men checked into a hotel room and were charged a total of \$30 for the room. They paid \$10 each. The next day, the manager realized that the men had been overcharged since the real price was \$25 for the room. The manager gave the bellhop \$5 to return to the three men. On the way to their room, the bellhop decided to keep \$2 for himself so he wouldn't have to make change. The bellhop gave \$1 to each man. The three men had now paid \$9 each, or a total of \$27. This, plus the \$2 the bellhop kept for himself, makes a total of \$29. What happened to the other dollar?

25

12. What happened to the other dollar?

Room: \$25 Bellhop tip: \$2 Change given back to the men: \$3 Total: \$30

The \$27 that the men had paid for "the room" already includes the \$2 tip to the bellhop (\$25 for the room + \$2 to bellhop). The remaining \$3 is the change that the men received back from the bellhop. Total = \$30. In the story, the \$2 tip was added twice (\$27 + \$2 = \$29).

Chap. 3 in book

26

4

The nature of real property



Land Description (A.K.A. legal description)

A description of a parcel of land that is so unique and adequately described that the validity of such description could be legally defended in a court of law without misconstruance as to its location and/or integrity.

Pg 88 in book

Pg 88 in book

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Methods of description

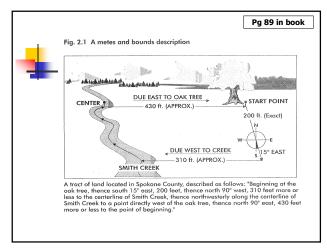
- A. Metes and bounds descriptions
- B. Government Survey
- C. Lot and Block

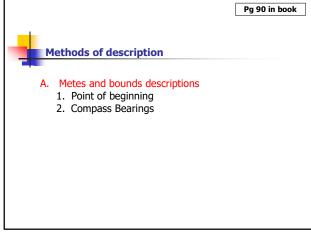
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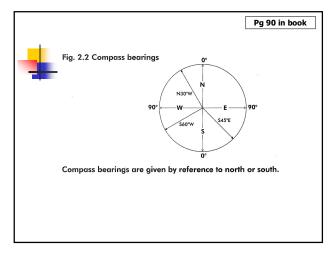


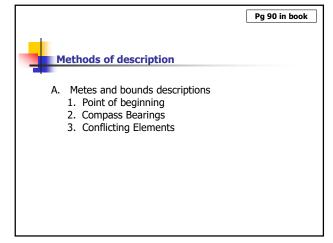
Methods of description

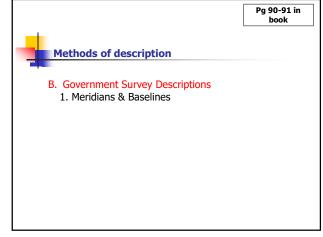
- A. Metes and bounds descriptions 1. Point of beginning

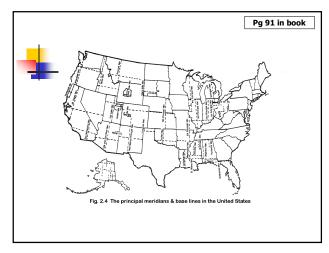


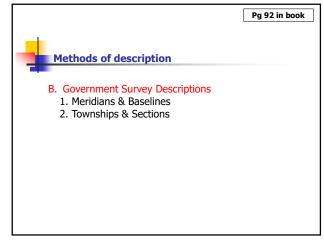


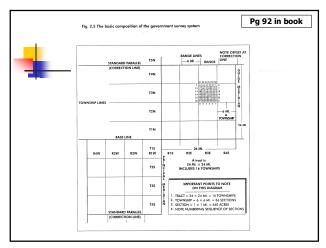


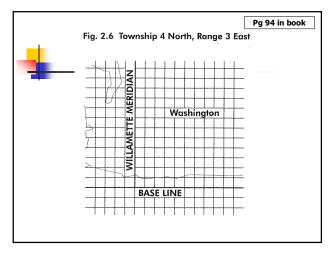




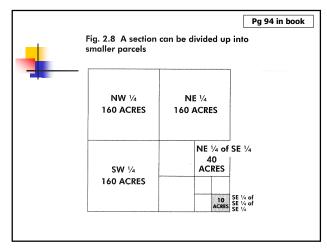


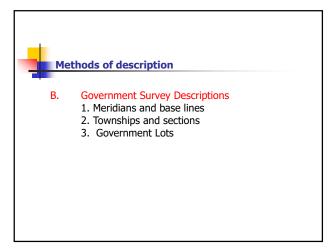


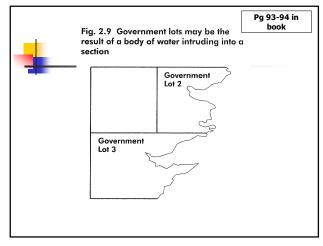


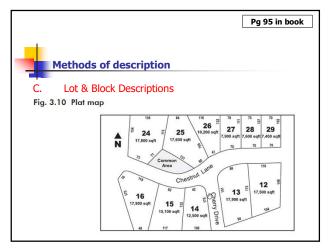


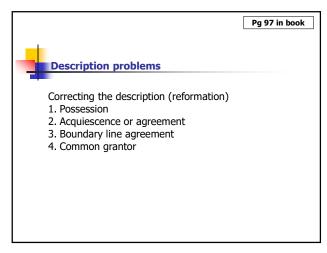
Pg 94 in book Fig. 2.7 A township contains 36 sections, numbered in this sequence

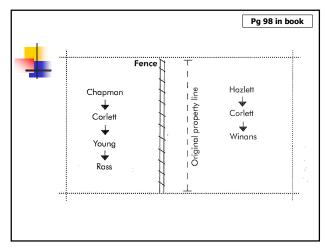


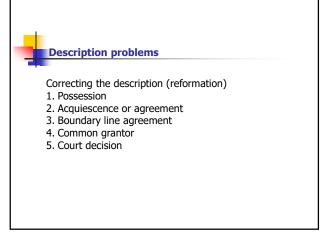


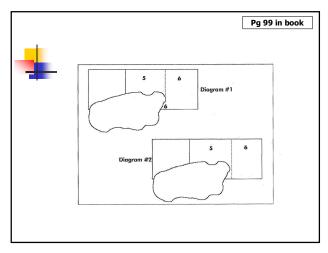


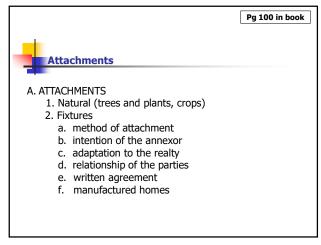


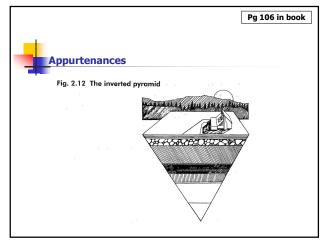




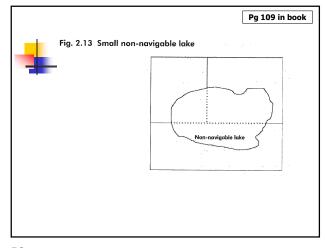


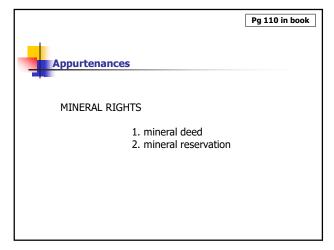


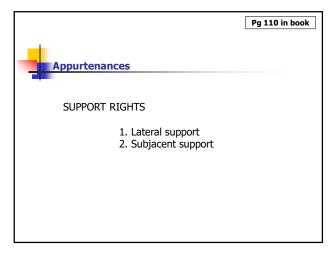


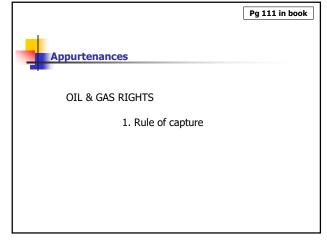














UNDER THE GOVERNMENT SURVEY METHOD OF LAND DESCRIPTION, A TOWNSHIP IS DIVIDED UP INTO HOW MANY SECTIONS?

A. 12 B. 20 C. 36 D. 42

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UNDER THE GOVERNMENT SURVEY METHOD OF LAND DESCRIPTION, A TOWNSHIP IS DIVIDED UP INTO HOW MANY SECTIONS?

A. 12 B. 20 C. 36 D. 42



THE METHOD OF LAND DESCRIPTION USED MOST OFTEN IN LARGE METROPOLITAN AREAS IS:

- A. RECTANGULAR SURVEY
- B. LOT AND BLOCK
- C. METES AND BOUNDS
- D. GOVERNMENT

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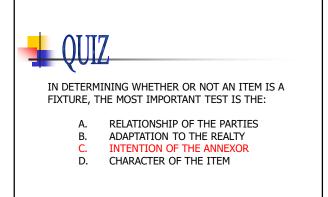
THE METHOD OF LAND DESCRIPTION USED MOST OFTEN IN LARGE METROPOLITAN AREAS IS:

- A. RECTANGULAR SURVEY
- B. LOT AND BLOCK
- C. METES AND BOUNDS
- D. GOVERNMENT

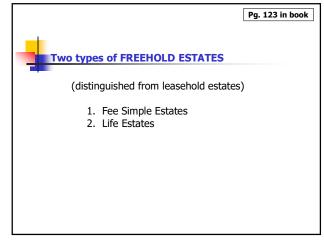
59

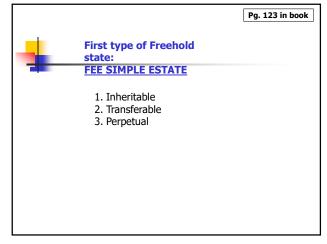


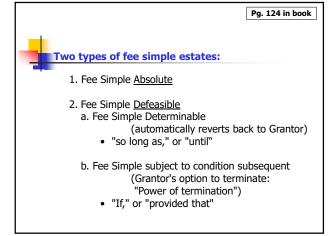
- A. RELATIONSHIP OF THE PARTIES
- B. ADAPTATION TO THE REALTY
- C. INTENTION OF THE ANNEXOR
- D. CHARACTER OF THE ITEM

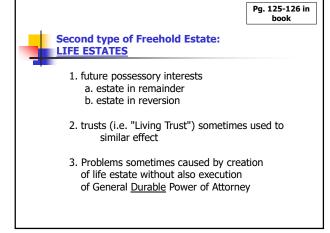


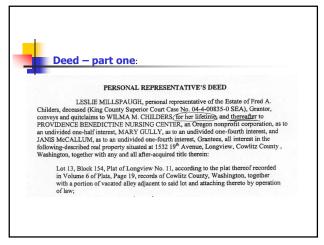


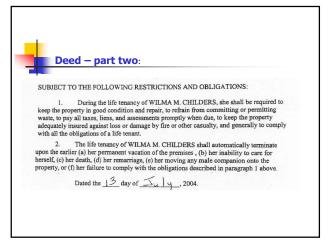


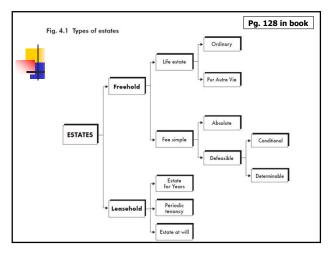


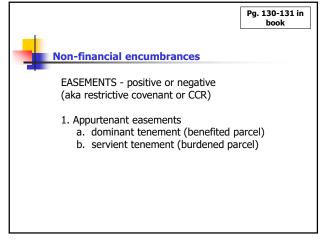


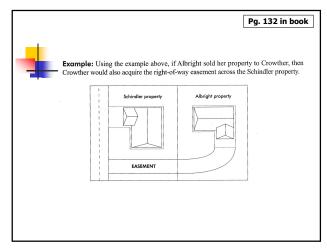


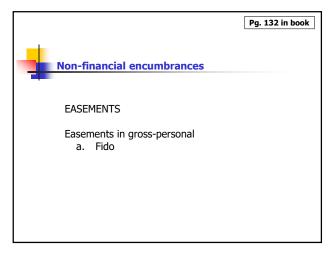


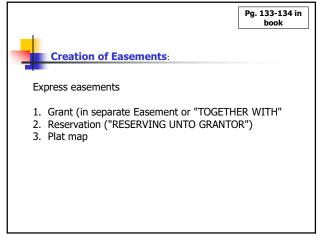


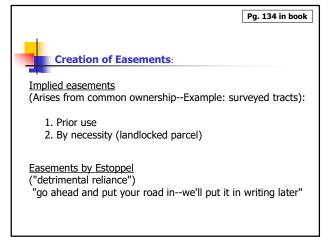


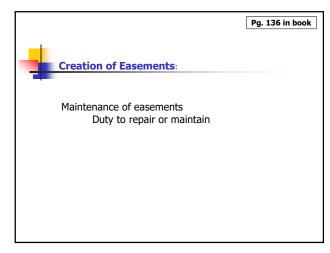


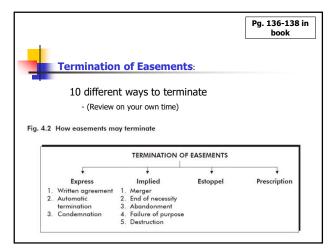


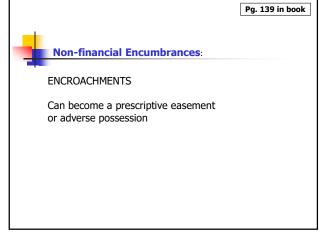


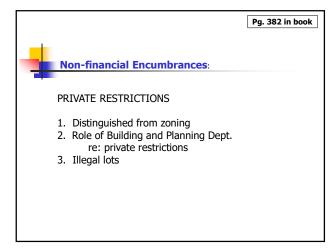












Liens (Financial Encumbrances)

- 1. LIEN PRIORITY: Property taxes always come first
- 2. How ad valorem taxes and property assessments work

Pg. 141-142,

Pg. 146-147 in

- 3. Voluntary vs. involuntary liens
 - a. Loans (mortgage, deed of trust)b. Construction liens

 - c. Judgment liens
 - d. State and Federal tax liens

79



- 1. Deficiency judgment
- 2. Homestead exemption (now \$125,000)
- 3. Exempts homeowner from judgment liens
- 4. Automatic--no declaration of homestead needed
- 5. Does not protect against
 - a. Mortgages or deeds of trust
 - b. Construction liensc. Tax liens

 - d. Liens for unpaid child support
 - e. Condo or homeowners association liens

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THE HIGHEST AND BEST INTEREST THAT CAN EXIST IN LAND IS CALLED A:

- LEASEHOLD ESTATE A.
- FEE SIMPLE ESTATE
- C. CONDITIONAL FEE
- LIFE ESTATE



THE HIGHEST AND BEST INTEREST THAT CAN EXIST IN LAND IS CALLED A:

- A. LEASEHOLD ESTATE
- B. FEE SIMPLE ESTATE
- C. CONDITIONAL FEE
- D. LIFE ESTATE

82



LORI OWNS A LANDLOCKED PIECE OF PROPERTY, BUT SHE HAS A RIGHT OF WAY EASEMENT TO DRIVE ACROSS HER NEIGHBOR'S PROPERTY. THIS IS A(N):

- A. APPURTENANT EASEMENT
- B. NEGATIVE EASEMENT
- C. EASEMENT IN GROSS
- D. NONE OF THE ABOVE

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LORI OWNS A LANDLOCKED PIECE OF PROPERTY, BUT SHE HAS A RIGHT OF WAY EASEMENT TO DRIVE ACROSS HER NEIGHBOR'S PROPERTY. THIS IS A(N):

- A. APPURTENANT EASEMENT
- B. NEGATIVE EASEMENT
- C. EASEMENT IN GROSS
- D. NONE OF THE ABOVE



IN WASHINGTON, ONE-HALF OF THE ASSESSED PROPERTY TAX IS DUE AND PAYABLE BEFORE:

- A. January 1
- В. March 15
- April 30 C.
- June 1

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IN WASHINGTON, ONE-HALF OF THE ASSESSED PROPERTY TAX IS DUE AND PAYABLE BEFORE:

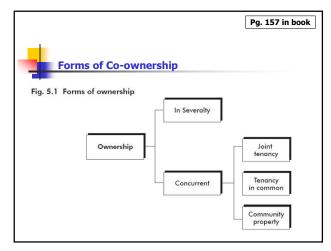
- A.
- January 1 March 15 В.
- April 30
- June 1

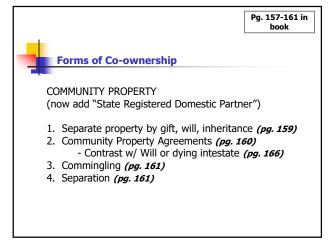
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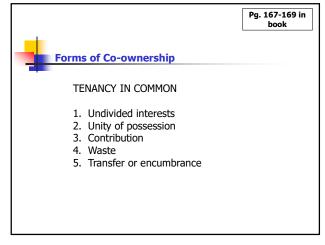


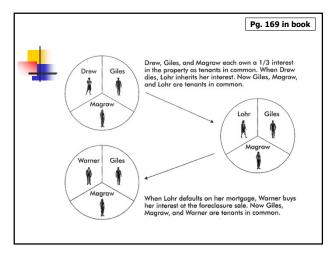
Co-ownership of real property

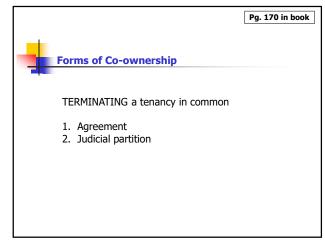
Chap. 5 in book









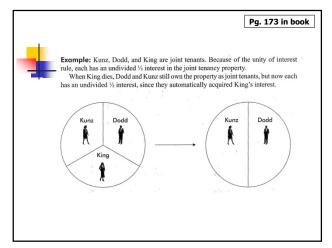


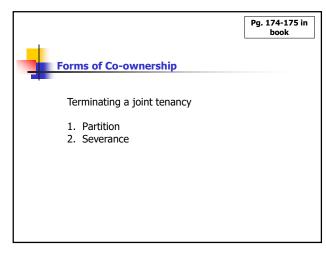


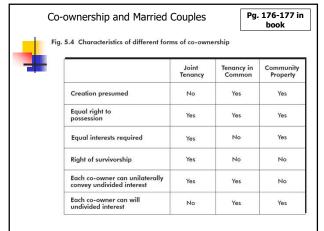
Forms of Co-ownership

Creating a joint tenancy: "The Four Unities of Title:"

1. Unity of Possession--same as tenancy in common
2. Unity of Interest--must be equal interests
3. Unity of Time--acquire interest at same time
4. Unity of Title--acquire interest in same deed or will

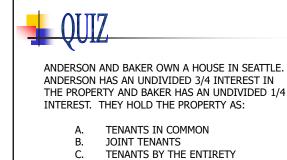








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COMMUNITY PROPERTY

D.



ANDERSON AND BAKER OWN A HOUSE IN SEATTLE. ANDERSON HAS AN UNDIVIDED 3/4 INTEREST IN THE PROPERTY AND BAKER HAS AN UNDIVIDED 1/4 INTEREST. THEY HOLD THE PROPERTY AS:

- TENANTS IN COMMON JOINT TENANTS A.
- В.
- TENANTS BY THE ENTIRETY C.
- COMMUNITY PROPERTY

100



AYERS, BURNS AND CERVAS OWN SOME LAND AS JOINT TENANTS. WHEN CERVAS DIES, AYERS AND BURNS EACH HAVE A 1/2 UNDIVIDED INTEREST, BECAUSE OF:

- THE RIGHT OF SURVIVORSHIP A.
- UNITY OF POSSESSION В.
- THE RULES OF INTESTATE SUCCESSION C.
- THE DOCTRINE OF SEVERALTY

101



AYERS, BURNS AND CERVAS OWN SOME LAND AS JOINT TENANTS. WHEN CERVAS DIES, AYERS AND BURNS EACH HAVE A 1/2 UNDIVIDED INTEREST, BECAUSE OF:

- THE RIGHT OF SURVIVORSHIP
- UNITY OF POSSESSION В.
- C. THE RULES OF INTESTATE SUCCESSION
- THE DOCTRINE OF SEVERALTY



WHICH OF THESE IS A SPOUSE'S SEPARATE PROPERTY?

- A. A HOUSE HE OR SHE BOUGHT BEFORE THE MARRIAGE
- B. A HOUSE PURCHASED DURING THE MARRIAGE USING HIS OR HER OWN EARNINGS AS A DOWN PAYMENT
- C. A HOUSE HE OR SHE RECEIVED DURING THE MARRIAGE IN EXCHANGE FOR SERVICES RENDERED TO A FAMILY MEMBER
- D. NONE OF THE ABOVE; ALL REAL PROPERTY OWNED BY A MARRIED PERSON IS COMMUNITY PROPERTY

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WHICH OF THESE IS A SPOUSE'S SEPARATE PROPERTY?

- A. A HOUSE HE OR SHE BOUGHT BEFORE THE MARRIAGE
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- D. NONE OF THE ABOVE; ALL REAL PROPERTY OWNED BY A MARRIED PERSON IS COMMUNITY PROPERTY

Chap. 9 in book

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Title to real property



Voluntary Alienation

DEEDS

- 1. In writing;
- Contain words of conveyance and a description of the property;
- 3. Identify the grantee;
- 4. Be signed and acknowledged by a competent grantor, and;

Pg. 298-301 in

Pg. 304-305 in

Pg. 304-305 in

5. Be delivered to and accepted by the grantee.

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Voluntary Alienation

DEEDS - TYPES Chapter 64.04 RCW: CONVEYANCES (wa.gov)

General/Statutory Warranty Deed What does it "warrant?" RCW 64.04.030

- 1. Grantor owns the property (indefeasible)
- 2. Grantor has right to convey
- 3. Title to the property is free of all encumbrances
- 4. Quiet enjoyment Grantee's possession will not be interrupted by lawful claims of third parties
- 5. Grantor will defend lawful claims by third parties

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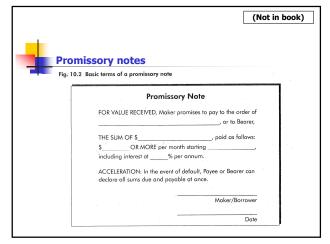


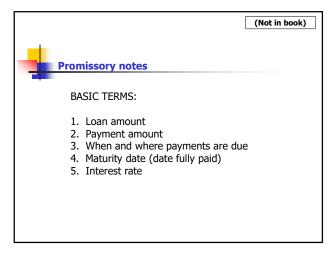
Voluntary Alienation

DEEDS - continued

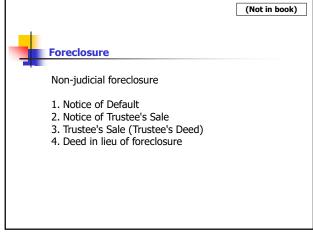
- Special Warranty Deed or Bargain and Sale Deed
- Quit Claim Deed (not "quick claim deed")
- After-acquired title -- assumed except in quit claim deed Standard form (LPB--approved QCD) contains after acquired title language
- "Transfer on Death" Deed
 - RCW 64.80
- Treasurer's Deed
 - RCW 87.06.090

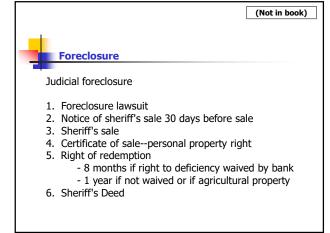




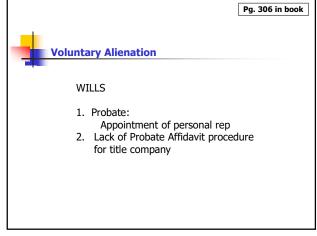


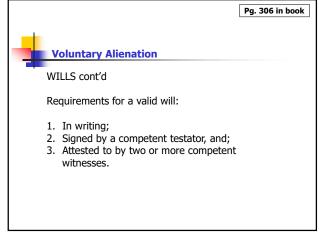


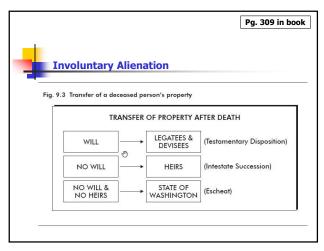


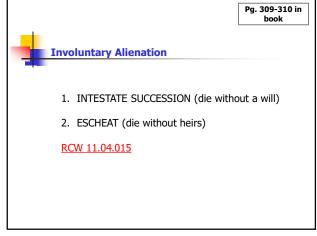


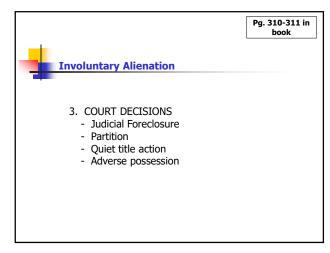




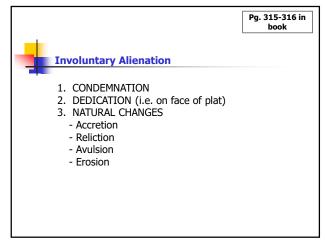
















A SECURITY INSTRUMENT:

- A. IS A CONTRACT THAT MAKES REAL PROPERTY COLLATERAL FOR A LOAN
- B. CREATES A LIEN ON THE PROPERTY
- C. GIVES THE LENDER THE RIGHT TO FORECLOSE ON THE PROPERTY IF THE BORROWER DOESN'T REPAY THE LOAN
- D. ALL OF THE ABOVE

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A SECURITY INSTRUMENT:

- A. IS A CONTRACT THAT MAKES REAL PROPERTY COLLATERAL FOR A LOAN
- B. CREATES A LIEN ON THE PROPERTY
- C. GIVES THE LENDER THE RIGHT TO FORECLOSE ON THE PROPERTY IF THE BORROWER DOESN'T REPAY THE LOAN
- D. ALL OF THE ABOVE

125



IF THE BORROWER SELLS THE PROPERTY WITHOUT THE LENDER'S CONSENT, THE LENDER HAS THE RIGHT TO DEMAND IMMEDIATE PAYMENT IN FULL. THIS IS CALLED A:

- A. PREPAYMENT PROVISION
- B. DUE-ON-SALE CLAUSE
- C. DEFICIENCY JUDGMENT
- D. SUBORDINATION CLAUSE



IF THE BORROWER SELLS THE PROPERTY WITHOUT THE LENDER'S CONSENT, THE LENDER HAS THE RIGHT TO DEMAND IMMEDIATE PAYMENT IN FULL. THIS IS CALLED A:

- A. PREPAYMENT PROVISION
- B. DUE-ON-SALE CLAUSE
- C. DEFICIENCY JUDGMENT
- D. SUBORDINATION CLAUSE

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A DEFICIENCY JUDGMENT IS AVAILABLE:

- A. ONLY AFTER A NON-JUDICIAL FORECLOSURE
- B. ONLY AFTER A JUDICIAL FORECLOSURE
- C. AFTER EITHER A NON-JUDICIAL OR A JUDICIAL FORECLOSURE
- D. NONE OF THE ABOVE

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A QUIT CLAIM DEED CONVEYS:

- A. WHATEVER INTEREST THE GRANTOR HAS
- B. ONLY A PORTION OF THE INTEREST HELD BY THE GRANTOR
- C. ONLY PROPERTY ACQUIRED BY ADVERSE POSSESSION
- D. NONE OF THE ABOVE

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A DEED DOES NOT INDICATE WHETHER THE GRANTOR IS MARRIED OR SINGLE. WHICH OF THE FOLLOWING IS TRUE?

- A. THE DEED IS INVALID BECAUSE IT MUST SPECIFY MARITAL STATUS
- B. MARITAL STATUS IS IRRELEVANT IN A DEED
- C. STATING MARITAL STATUS IS NOT REQUIRED BUT IS HELPFUL AND STRONGLY RECOMMENDED
- D. NONE OF THE ABOVE



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A DEED HAS BEEN RECORDED BUT THE PROSPECTIVE PURCHASER HAS NOT CHECKED THE PUBLIC RECORD. THE PURCHASER IS SAID TO HAVE WHAT TYPE OF NOTICE OF THIS DOCUMENT?

- A. ACTUAL NOTICE
- B. CONSTRUCTIVE NOTICE
- C. IMPLIED NOTICE
- D. THE PURCHASER HAS NO NOTICE UNTIL THE DOCUMENT IS DISCOVERED

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