

- 1** Easements can be terminated when:
 - A. They need no longer exists
 - B. By the nonuse or abandonment of the easement
 - C. By the release of the easement by the servient tenement
 - D. All of the Above
- 2** Easements are NOT created by:
 - A. Mutual Agreement, Deed
 - B. Deed, Eminent Domain
 - C. Implication, Necessity
 - D. Restriction, Prescription
- 3** Children attending Laurel Elementary School have been walking across Jake McClellan's vacant lot for more than 10 years. When Jake decides to build a home on the property and attempts to kick the children off of his property, the parents get involved and claim they have:
 - A. An Easement by Prescription
 - B. An Easement in gross
 - C. An Easement by necessity
 - D. An easement by implication
- 4** In order to overcome the problem of being landlocked, a court can issue an order creating an:
 - A. Easement by necessity
 - B. Easement in gross
 - C. Easement by Prescription
 - D. Easement appurtenant
- 5** The Kenyan's have an easement on the Leighton's 10 acre parcel in the form of a right of way. The Kenyan's are:
 - A. The dominant tenement
 - B. The servient tenement
 - C. Tenants by implication
 - D. Disregarding the law
- 6** An example of an appertenance is:
 - A. Restriction
 - B. Encumbrance
 - C. Utility
 - D. Police Power
- 7** An Easement is a(n):
 - A. Deed
 - B. Servient Estate
 - C. Encroachment
 - D. Right to Use
- 8** Without meaning to, Lauryl and Dayton build a fence 2 feet onto their neighbor's property. This would be an example of a(n):
 - A. Eminent Domain
 - B. Access
 - C. Encroachment
 - D. Easement
- 9** An Encumbrance is:
 - A. A burden on title
 - B. Escheat
 - C. Police Power
 - D. Condemnation
- 10** A charge or claim against a person's property made to enforce a monetary payment is a(n):
 - A. Ad Volorem Tax
 - B. Lien
 - C. Assessment
 - D. Exemption

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