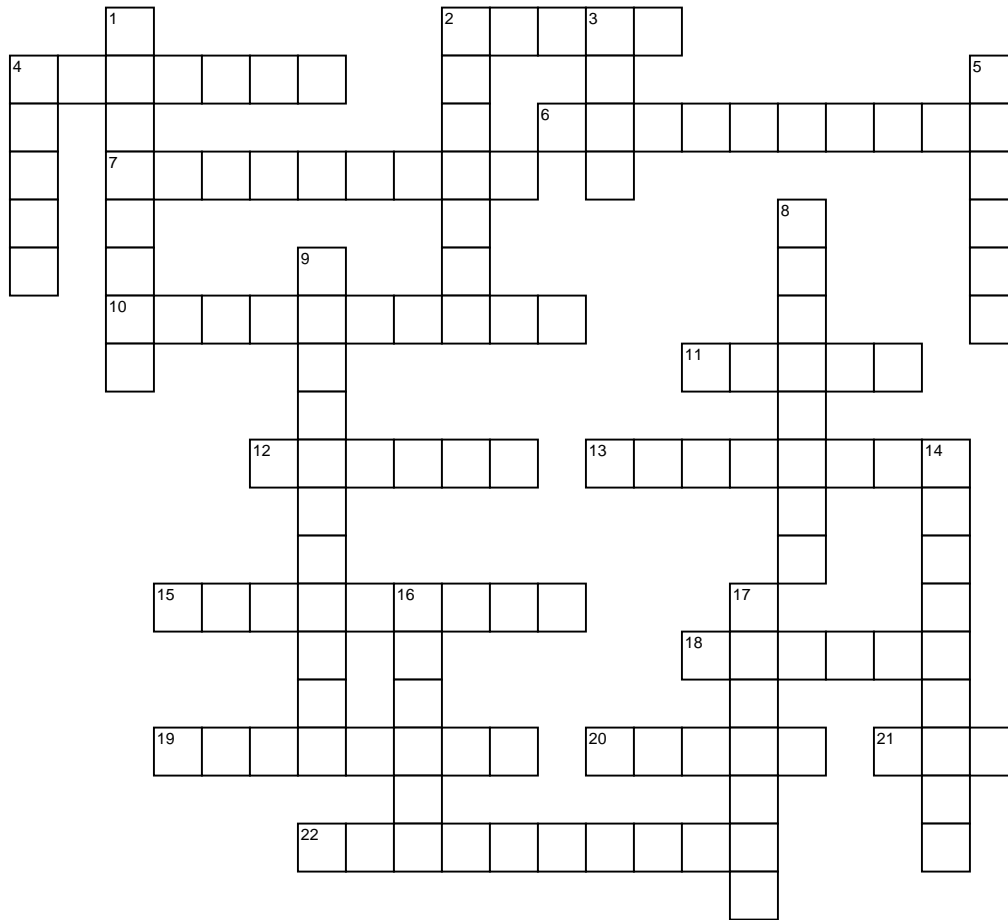


## Chapter 9 - Puzzle #1- Titles, Deeds, and Ownership Restrictions



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### ACROSS

- 2 This insurance protects the holder from any loss resulting from a forged deed
- 4 The owner giving title in a deed
- 6 This kind of lease is common with large retail stores
- 7 To die without leaving a will
- 10 Notice of pending legal action (2 words)
- 11 The title insurance policy issued for the total purchase price
- 12 Also known as a land lease
- 13 Type of lien that affects only the property designated
- 15 Type of deed useful for clearing existing or potential clouds on a title
- 18 Broadest power of the government to limit or regulate the rights of property owners
- 19 Clause beginning with "to have and to hold"
- 20 \_\_\_\_\_ enjoyment guarantees peaceful possession undisturbed by claims of title
- 21 Tenant pays a fixed rent plus property costs
- 22 An opinion of title is the attorney's opinion of whether the seller has this type of title

### DOWN

- 1 In this kind of lease, the tenant pays specified rent increases at set future dates
- 2 To die with a will prepared
- 3 A right given to a creditor to have a debt satisfied out of a specific property belonging to a debtor
- 4 Tenant pays a fixed rent and the landlord pays all expenses associated with the property
- 5 This covenant is a promise that the grantor owns the property and has the right to convey title
- 8 This clause contains the necessary words to convey property
- 9 These covenants place conditions that affect how the land can be used in an entire subdivision
- 14 Of sound mind and legal age
- 16 A title insurance policy issued for the unpaid mortgage amount
- 17 This deed warranty guarantees the grantor will always warrant and defend the grantee's title against all lawful claims

# Chapter 9 - Puzzle #1- Titles, Deeds, and Ownership Restrictions

Solution:

