

# Module 1

# TITLE TRAINING

# Introduction

Lands and Realty Title Training  
BLM National Training Center  
Phoenix Arizona





# Module 1 - Course Introduction Title Training



## Welcome

The Bureau of Land Management (BLM) and the Forest Service (FS) Lands and Realty Management Programs secures and protects the American public's value and interests in public lands and national forest and grasslands, and authorizes a variety of uses on those lands to meet the needs of present and future generations.

Knowledge of the **quality of title** to United States property, within the property law context, is critical to exercising our authorities and understanding the consequences of our decisions as managers of National Forest System lands.

This introductory course was developed to aid in the transfer of knowledge and to provide cost-effective training for BLM and Forest Service employees working in lands and realty-related positions, or those who aspire to those positions and want to acquire training in the area.





# Module 1- Course Introduction – Title Training



## Learning Objectives

This course takes about three hours to complete, and consists of three modules. Upon completion of this course, you will be able to:



- **Define common terms associated with property rights and ownership.**
- **Describe various types of land transactions, both voluntary and involuntary.**
- **Explain the importance of various kinds of title evidence.**
- **Describe land title roles and responsibilities within and beyond the BLM & FS.**



# Meet Your Guides, Laura and John



## Course Introduction:

Throughout the course, Laura and John experienced Realty Specialists, will present fundamental terms and concepts as practiced in BLM and FS real estate transactions.



**Module 1 covers the basic terms and concepts of title and property law. Upon completion of this module, you should be able to:**



Module 1 covers the basic t

1. Define **title, property** and **real property**.
2. Explain the **bundle of rights** concept.
3. Describe four key **property rights**.
4. Describe three kinds of **estates**.
5. Describe two kinds of **easements**.
6. Explain the purpose of **negative easements** (including **conservation easements**).
7. Give examples of who can legally **own property**.
8. Describe three kinds of **estate ownership**.





# Module 1 – Introduction: What Does Title Mean?



**Title is the evidence of ownership.** Attorneys describe it as a legal concept.

- It is also the means whereby the holder may lawfully assert and protect their possession and use of property.
- In the BLM and the FS, we describe title simply as:
- Legal ownership, and
- The right to use the property

**Title** is the means whereby the holder may lawfully assert and protect the possession and use of the property. Title is the evidence of the right of ownership of the land.



# Module 1: Introduction – Title and Property Defined

## There are two kinds of property:

1. **Personal property**, which includes belongings that are readily moveable from one place to another; and
2. **Real property**, which includes the land and whatever is erected or growing on or affixed to the land.

This course covers only **real property** laws, terms and practices in the BLM & FS.

**Rights** are a claim to title to, or interest in, anything whatsoever which is enforceable by law.

**Property** is something to which a person or persons can hold legal title. Property can be tangible or intangible. Tangible property, such as land, fixtures, or fruits of the soil, is physical. Intangible property is not physical, but can still be owned. For example, oil is tangible in that it can be seen; however, the **right** to drill for the oil is intangible in that it cannot be seen.



# Module 1: Introduction – Title and Property Defined



## Real Property

Here's a simple definition of real property:

*“any property that is attached directly to land, as well as the land itself.”*

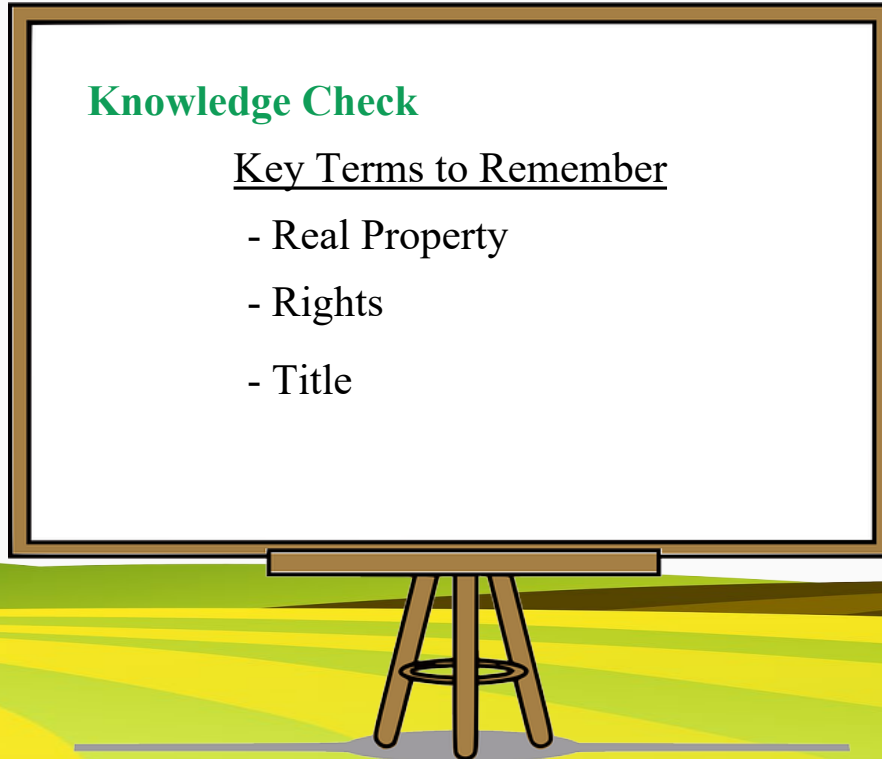
Real property is both tangible and intangible. It includes not only buildings and other structures that are attached to the land and not movable, but also rights and [interests](#). Natural resources such as oil, gas and timber also qualify as real property, because they are considered to be part of the land.

Real property is land, and generally whatever is erected or growing upon or affixed to the land. Also, rights issuing out of, annexed to , or exercisable within or about he land.

[Interest](#): A general term to denote a right, claim or legal share in something.









Which of the following terms best identifies the definition of “Evidence of Ownership”?

- Title
- Property
- Real Property





Which of the following terms best identifies the definition of “Evidence of Ownership”?

- ✓ **Title**
- Property
- Real Property



Select the best answer or answers to complete the sentence:

*“Real property includes \_\_\_\_.”*

- Buildings
- Timber
- Rights
- Vehicles



Select the best answer or answers to complete the sentence:

*“Real property includes \_\_\_\_.”*

- ✓ Buildings
- ✓ Timber
- ✓ Rights
- Vehicles





Title is such a broad term. It covers a whole set of legal concepts, all based in real property law, which is derived from English [common law](#). But before we go deeper into title, we need to cover some basics about property ownership.

*Property ownership is like a bundle of sticks.*



[Common law](#): The body of law derived from judicial decisions, rather than from statutes or constitutions

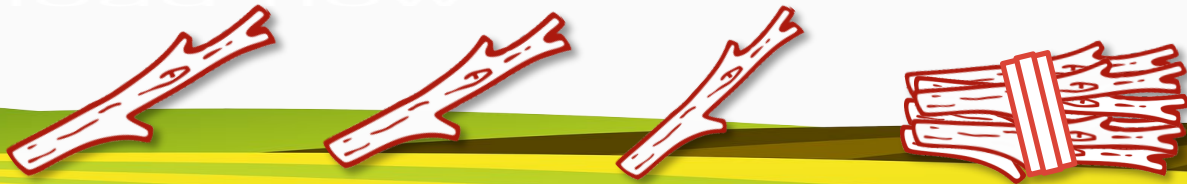


## Bundle of Rights:

The bundle of sticks metaphor is commonly used to explain how property can be owned by multiple parties at the same time. The term came into use in the late 1800s and has continued to evolve out of a need to accommodate various kinds of land transactions.

Just as a bundle of sticks can have many pieces or parts that make up the whole bundle, **so can real property have several rights and interests.**

*Each stick in the bundle represents a single right or interest*





## Fee Title:

The complete bundle of rights comprises the fee title, or entire interest in the property, from the theoretical center of the earth extending through the property at the earth's surface and continuing infinitely upward to the sky. (Since the advent of air travel, however, ownership of air space has become somewhat more confined.)

Fee title: A legal right referring to ownership of real property



## Title is:

- A legal **concept**

## Title is NOT:

- The **deed**
- The **title commitment**

## “Title to land” means both:

- The **actual right** to (or ownership of) land
- The **evidence** of ownership of land



## The Bundle of Rights:

Some of the rights in the bundle may be sold, leased or given away; and others retained. More than one person may own or lease various “sticks,” or rights to use the property.

Some common rights are:

- Surface rights
- Mineral estates
- Road or access easements
- Timber rights
- Telephone and electrical line easements, and
- Water Rights





## Breaking up the Bundle of Rights:

Property ownership today is more complex and fluid than simply acquiring all the rights to the land once and for all.

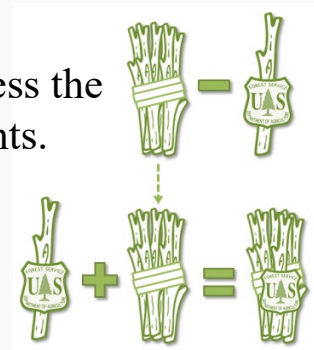
According to our modern interpretation of property, a bundle can contain an unlimited number of sticks, or rights.

*Imagine property ownership as a bundle of sticks that can be separated and reassembled into different bundles over time.*



## Here's an example of how a bundle of rights can change over time:

1. The Forest Service acquires a road easement across private property, in order to access the National Forest. The property owner grants the United States one of their sticks, or rights.
2. Several years later, the Forest Service purchases the property containing the road easement.



The Forest Service has now merged the one stick, or right, with the entire bundle. The road easement and the land are now reassembled into one bundle of rights. This concept is also referred to as [merger of title](#).

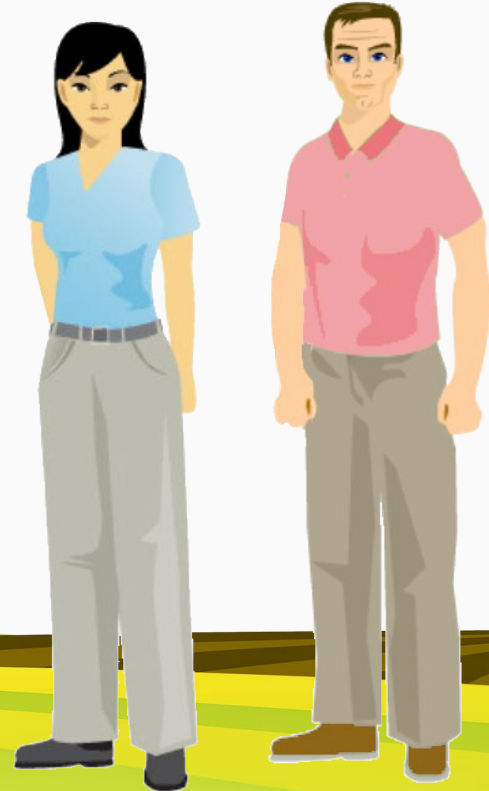
[Merger of Title](#): The absorption of one estate into another, a uniting of different interests in a parcel of property into one ownership

## Knowledge Check

Time for a **bundle of rights** concept review.

### Key Terms

- Fee title
- Rights





Select the best answer or answers to complete the sentence:

***“The bundle of sticks metaphor is commonly used to explain \_\_\_\_.”***

- How property can be owned by multiple parties
- How property can be divided into an unlimited number of rights
- How property can be transferred to a new owner



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Select the best answer or answers to complete the sentence:

*“The bundle of sticks metaphor is commonly used to explain \_\_\_\_.”*

- ✓ How property can be owned by multiple parties
- ✓ How property can be divided into an unlimited number of rights
- How property can be transferred to a new owner



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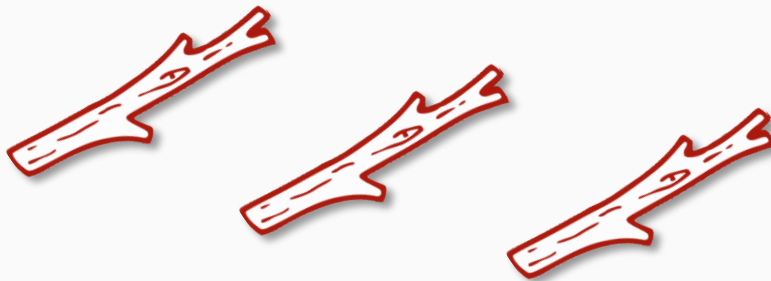




Select the best answer to complete the sentence:

***“In the bundle of rights analogy, each stick in the bundle represents \_\_\_\_\_”***

- One right
- The fee title
- One owner
- Intangible property

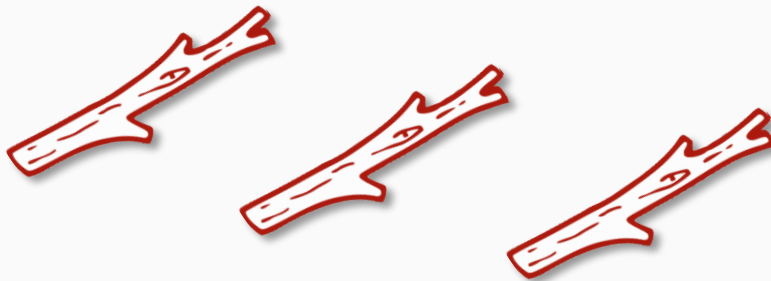


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Select the best answer to complete the sentence:

*“In the bundle of rights analogy, each stick in the bundle represents \_\_\_\_\_”*

- ✓ **One right**
- The fee title
- One owner
- Intangible property



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## Four Key Property Rights:

- **Possession**
- **Use**
- **Private Enjoyment**
- **Conveyance**



# Module 1: Introduction – Four Key Property Rights



In the United States, ownership of real property involves both rights and **obligations**. These rights are protected by Western cultural traditions, by federal and state laws, and by numerous court decisions. Property owners have the:

Right to possess	Right to exclude others	Right to cross	Right to use and possess for a limited term
Right to extract minerals	Right to withdraw surface water	Right to withdraw subsurface water	Right to prevent obstruction in air space
Right to dispose of by will	Right to harvest crops	Right to hunt and fish	Right to prevent changes to structure
Right to possess during one's lifetime	Right to obtain seismic data	Right to re-enter and take possession	Private Enjoyment

**Obligations** generally include responsibilities such as maintenance and upkeep. For example, the Forest Service must maintain its roads so that runoff from the roads does not erode adjacent landowners' property.





## 1. Possession

**Possession** is sometimes referred to as “quiet possession.” It is the right of an owner to possess property free from interference or encroachment by others, without due process of law and just compensation.

Possessing property basically means intentionally exercising physical control over it. The owner has the right to occupy the land and the structures on the land.



**Possession:** The right to occupy the property

# Module 1: Introduction – Four Key Property Rights

## 2. Use

Use describes the right of the property owner to utilize their property as they see fit. The owner may use real property in all sorts of ways, such as:

- Build on it
- Keep personal property on it
- Extract minerals from it
- Develop agricultural products through farming or ranching, or
- Hold it for investment.

All property use activities must be conducted within the constraints of the law.



Land use activities

Use: Generally refers to beneficial uses recognized by state







## 3. Private Enjoyment

The [right to private enjoyment](#)....

Property law gives a landowner the right to the full use, and enjoyment of their property, without any substantial interference from others, under reasonable circumstances.

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Right to Private Enjoyment

# Module 1: Introduction – Four Key Property Rights

## 4. Conveyance

A property owner can exclude others from their property. They can also choose *not* to exclude others, by granting, or conveying, the land, an interest in the land, or use of the land. Conveyance refers to the transfer of title (official ownership) to real property or an interest in real property from one person, the grantor to another, the grantee by a written deed or equivalent document.

Conveyance of property rights commonly involves the transfer of rights to:

- Use (as in a road easement)
- Water
- Minerals
- Timber
- Profits
- Limit use of the property (as in a conservation easement)





**Conveyance**: A transfer of legal title to land, water or interest thereon

**Grantor**: A person or entity who conveys property to another. The seller.

**Grantee**: A person or entity to whom property is conveyed. The buyer.

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Here's an example of an interesting property rights issue.

1. The BLM has for some time allowed the leasing of mineral rights to a private company, which is engaged in mineral extraction of public lands.
2. The company wants to expand their operations into a new area of public land. However, part of the land they are interested in using is designated as a wild and scenic river by the **Wild and Scenic Rivers Act**.
  - The BLM **may not** legally allow the mineral rights to be leased within the protected area because that activity is prohibited by law.
  - The BLM **may** choose to allow leasing outside the protected area, if appropriate.



## Knowledge Check

Let us review the **four key property rights**.

### Key Terms

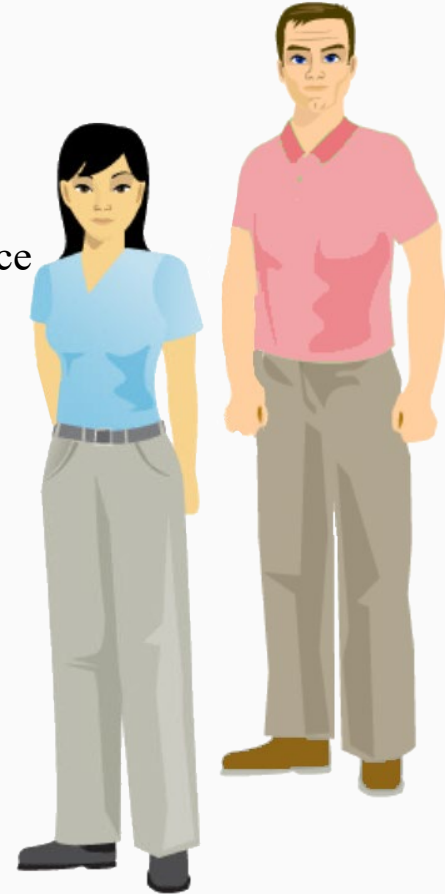
- Possession
- Use
- Private Enjoyment
- Conveyance



Select the best definition for the following term:

**Possession** is:

- The right to physical control of the property, free from interference
- The right to utilize the property in any legal way
- The right to prevent others from using the property
- The right to transfer title or rights to some or all of the property.





# Module 1: Introduction – Knowledge Check

Select the best definition for the following term:

**Possession** is:

- ✓ The right to physical control of the property, free from interference
- The right to utilize the property in any legal way
- The right to prevent others from using the property
- The right to transfer title or rights to some or all the property.



Select the best definition for the following term:

**Conveyance** is:

- The right to physical control of the property, free from interference
- The right to utilize the property in any legal way
- The right to prevent others from using the property
- The right to transfer title or rights to some or all the property



Select the best definition for the following term:

**Conveyance** is:

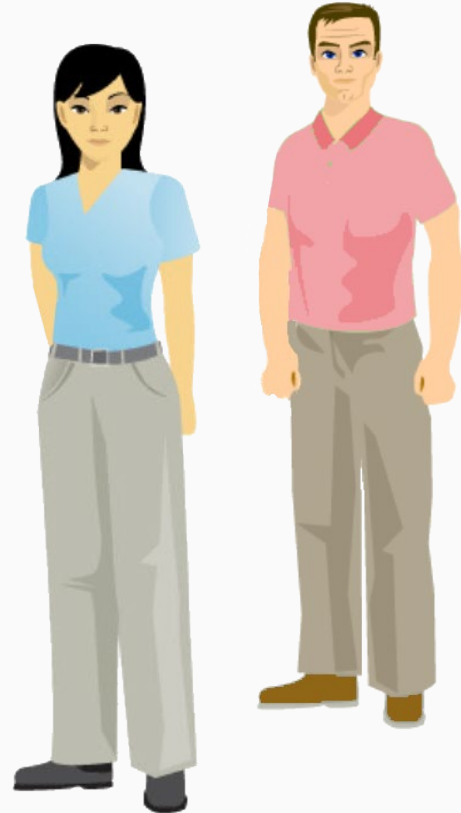
- The right to physical control of the property, free from interference
- The right to utilize the property in any legal way
- The right to prevent others from using the property
- ✓ **The right to transfer title or rights to some or all the property**



Select the best answer or answers to complete the sentence:

*“A property owner may exclude others from using their property by \_\_\_\_.”*

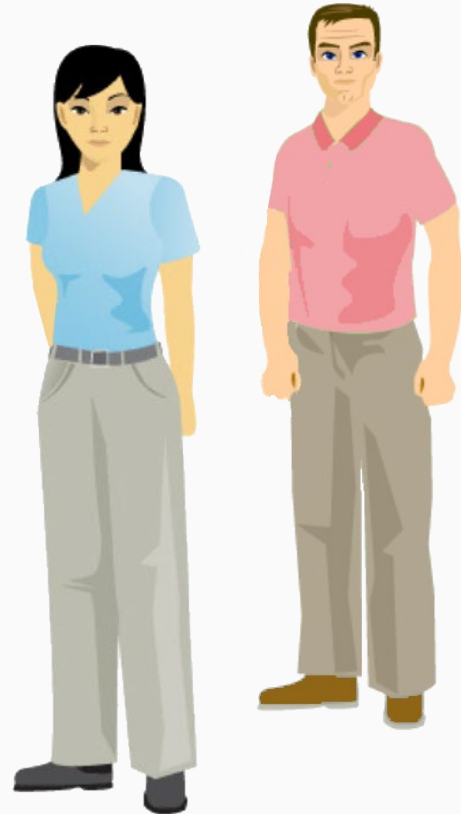
- Granting verbal permission to use the property
- Posting no trespass signs
- Building a fence around the property
- Conducting a property inspection



Select the best answer or answers to complete the sentence:

*“A property owner may exclude others from using their property by \_\_\_\_.”*

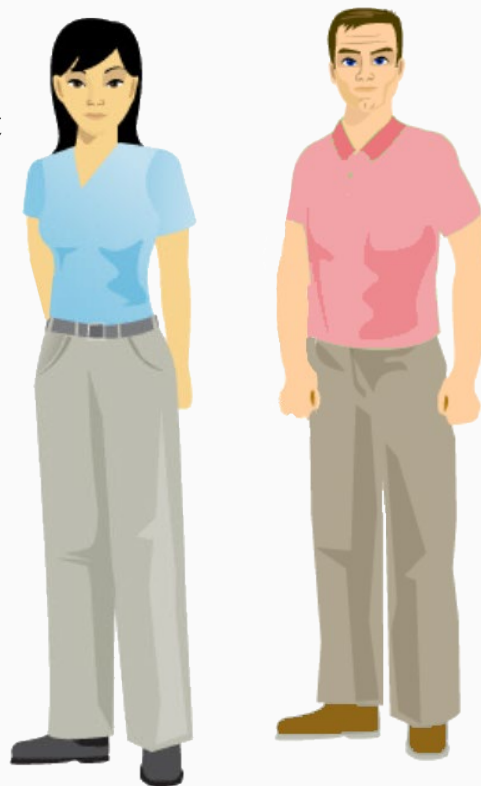
- Granting verbal permission to use the property
- Posting no trespass signs**
- Building a fence around the property**
- Conducting a property inspection



Select True or False to indicate whether the statement is correct (true) or incorrect (false):

***“Property rights must always be exercised within the constraints of the law.”***

- True
- False

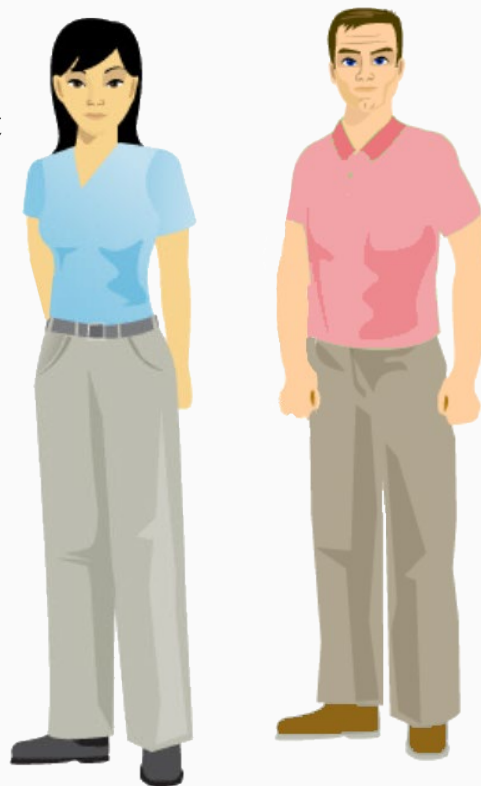




Select True or False to indicate whether the statement is correct (true) or incorrect (false):

***“Property rights must always be exercised within the constraints of the law.”***

- True
- False



## Estate in Land:

There are numerous terms to describe various interests in real property, but the most central concept is the estate in land.

An estate in land is an interest in real property that allows possession either now or sometime in the future for a specific or unlimited period, and it is the degree, quantity, nature and extent of interest a person has in a parcel of land.

There are three common types of estates:

1. **Fee simple estates**
2. **Easements, and**
3. **Negative easements**



## Fee simple Estates:

Fee simple ownership is the most common form of ownership. Fee simple is sometimes called *fee simple absolute*, because it is the most complete form of ownership.

- Ownership includes title to the **entire bundle of rights**, which includes the land and any improvements to the land, **in perpetuity**.
- A fee simple owner has the right to possess, use the land and dispose of the land as they wish. They can sell it, give it away, trade it for other things, lease it to others, exclude others, or pass it to others upon death.
- Aside from a few exceptions such as eminent domain or prescriptive rights (covered later) no one can legally take property from an owner who has fee simple title.

**Fee simple**: A common way real estate is owned; ordinarily the most complete ownership interest that can be had in real property **in perpetuity**, or Perpetually: Continuing for all future time.



# Module 1: Introduction - Property Rights and Ownership: Easements

## Easements:

An easement is a limited right or privilege to use another's land for a specified purpose. The most common easements are for: **access roads, utilities, waterways, or other linear uses such as telephone lines, pipelines, power lines or ditches.**

**Easement rights can be inherited or assigned.**

**Easements can be classified in two ways:**

- **Easement appurtenant**
- **Easement in gross.**

An easement is a non-possessory interest in land that is conveyed by the fee owner to another party for a specified purpose.

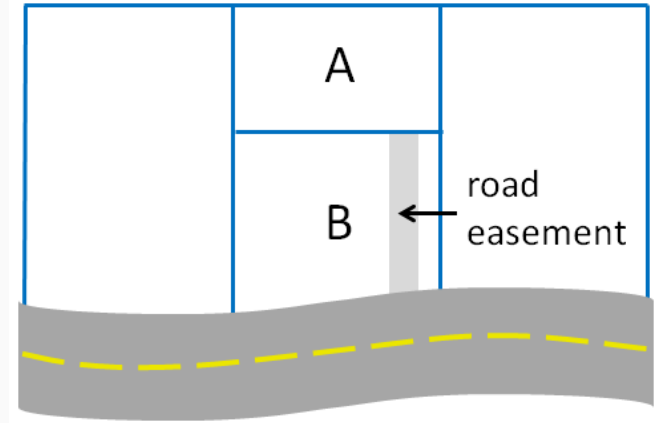


## Easement Appurtenant

In property law, appurtenant means “attached to.” An easement appurtenant must be connected, or appurtenant to the parcel of land that is served by the easement.

- The land served by the easement is known as the **dominant estate (A)**.
- The land burdened or crossed by the easement is known as the **servient estate (B)**.

The owner of the servient estate may continue to use the easement. They may also choose to exclude everyone from the land except the easement holder.



Easement Appurtenant: The access road easement on Property B (the servient estate) benefits the property next to it, Property A (the dominant estate).



## Easement in Gross:

Some easements, such as public road and **utility easements**, are not connected to a dominant estate or a particular piece of property. These are referred to as easements in gross.

An easement in gross benefits an individual or legal entity (such as a corporation) but is not “tied to the land.” It is a personal right of its holder to a designated use of another's land that is not dependent on ownership of a dominant estate.

- In the United States, **utility easements** are the most common easements in gross. A utility easement permits a utility company to enter the property to maintain the electricity, natural gas, telephone or cable service, either to the property crossed by the easement or to nearby properties.
- Pipeline easements are another common form of easement in gross. They allow pipeline owners to access buried water and sewage pipes running through the encumbered property.





## Easement vs. Right-of-way:

The term [right-of-way](#) is sometimes used interchangeably with the word easement. However, easement is the more precise legal term.

Generally, a right-of-way is a form of easement that is limited to the **right of passage** over someone's property. An easement may describe a right-of-way, but it can also be granted for other purposes, such as utility or waterways access.

Furthermore, a right-of-way may be granted through an easement or by other instruments, such as licenses or permits.

**Rights-of-way are granted by an easement, permit or license.**



**Right-of-way:** A privilege to pass over the land of another for a road, trail, utility line, pipeline, irrigation canal or ditch, or other linear use.



## Easement vs. Right-of-way, Continued

Courts have distinguished between an easement, referring to a right-of-way for a road or trail, which would be considered a property right; versus a right-of-way, which is simply access across property and not a property right.

If issued by license or permit, the right-of-way would terminate once the land is transferred to a new owner.

If issued in the form of an easement, a right-of-way would generally run with the land.

Run with the land: When working with rights-of-way, it is always a good idea to review the original documentation, to ensure that the interest conveyed is clear. Not all rights-of-way are property rights.



Backpacker on a trail **right-of-way**



## Negative Easements:

Most easements are affirmative, which means that they authorize use of another's land in some way. A negative easement is an agreement ***not to*** do something with a piece of property.

Negative easements are less common than other types of estates. Modern negative easement law has focused primarily on conservation and preservation.

Negative easement: An easement that restricts land to specific uses, such as limiting development, timber harvesting, or livestock grazing.

Our next slide talks about conservation and scenic easements.



## Conservation and Scenic Easements:

A conservation easement (sometimes called a *scenic easement*) is an interest in land that constrains the exercise of rights otherwise held by a landowner in order to achieve specific conservation purposes, such as:

- Maintain and improve **water** quality;
- Perpetuate and foster the growth of healthy **forests**;
- Maintain and improve **wildlife** habitat and migration corridors;
- Protect scenic **vistas**; and/or
- Provide for sustainable **agriculture** and forestry.

Conservation easement: A partial interest in private land conveyed by a landowner to a qualified entity for the purpose of restricting certain development activities and protecting identified resources and open space values.



Conservation easement signs



## More About Conservation and Scenic Easements:

A conservation easement strives to achieve specific conservation objectives while keeping the land in the **ownership and control of the landowner**. The terms of conservation easements vary, but typically prohibit or constrain real estate development (such as subdivisions or hotels). In addition:

- Conservation easements can be **perpetual**.
- They can potentially **reduce the value** of the property.
- The landowner may be entitled to receive significant state and federal **tax advantages** for having donated or sold the conservation easement.





## Knowledge Check

Let's review the three kinds of estates: **fee simple**, **easement**, and **negative easement**.

### Key Terms

- Easement
- Estate



Select True or False to indicate whether the statement is correct (true) or incorrect (false):

***“A negative easement restricts land to specific, limited uses.”***

- True
- False





Select True or False to indicate whether the statement is correct (true) or incorrect (false):

*“A negative easement restricts land to specific, limited uses.”*

- True
- False



# Module 1: Introduction – Knowledge Check

Select the best answer or answers that apply to fee simple estates:

- It is the most complete form of real property ownership
- Includes ownership to the complete bundle of property rights
- Protects the property from being taken via eminent domain



# Module 1: Introduction – Knowledge Check

Select the best answer or answers that apply to fee simple estates:

- ✓ It is the most complete form of real property ownership
- ✓ Includes ownership to the complete bundle of property rights
- Protects the property from being taken via eminent domain



Fee simple ownership does not protect the owner from eminent domain and a few other exceptions.



Select the best definition for the following term:

***Easement Appurtenant*** is:

- An easement that is connected to a parcel of land
- An easement that is not connected to a dominant estate
- The property served by an easement
- The property burdened by an easement



Select the best definition for the following term:

***Easement Appurtenant*** is:

- ✓ **An easement that is connected to a parcel of land**
- An easement that is not connected to a dominant estate
- The property served by an easement
- The property burdened by an easement



Select the best term to complete the following sentence:

***“The land burdened (or crossed) by an easement is known as a \_\_\_\_\_.”***

- Dominant estate
- Servient estate
- Easement in gross
- Easement in perpetuity



Select the best term to complete the following sentence:

*“The land burdened (or crossed) by an easement is known as a \_\_\_\_\_.”*

- Dominant estate
- Servient estate**
- Easement in gross
- Easement in perpetuity





# Module 1: Introduction – Knowledge Check

Select the best answer or answers to complete the sentence:

***“Conservation easements constrain rights in order to achieve conservation goals such as maintaining and improving \_\_\_\_\_.”***

- Water quality
- Mineral extraction
- Air space
- Public access



Select the best answer or answers to complete the sentence:

*“Conservation easements constrain rights in order to achieve conservation goals such as maintaining and improving \_\_\_\_.”*

- Water quality
- Mineral extraction
- Air space
- Public access



Among other goals, conservation easements seek to protect resources such as water quality by limiting development and mineral extraction. Air space is usually not protected; however, building heights may be restricted to protect visual qualities.



## Who Can Hold Estates?

Now that you have learned what an estate is, let's talk about who can legally own one.

There must be a **grantee** capable of taking title. Generally, the following entities are legally capable of owning property, or *holding title*:

- An individual
- Corporations and other business entities
- Non-profit corporations
- Governments
- Trusts

However, there are numerous exceptions to who can hold title. Read on for a few examples.



## Examples: Grantor Exceptions

There are many specific limitations to the five broad categories of who can hold and convey title. For example:

- An individual may hold title at any age but may only convey property once they have reached the age of majority.
- An incompetent person may hold title to property but may not convey their property.
- A corporation or partnership may hold title to property so long as they have registered and are in good standing with the state where the property is located.
- Title to real property cannot be acquired by a business that is operating under an assumed business name.



If you are unsure whether the landowner you are dealing with can legally hold and convey title, talk to your State or Regional Office Lands staff.



## Definitions:

- **Incompetent person**: An individual who is unable to understand the nature, extent and disposition of their property and the meaning of the instrument they are executing.
- **Age of Majority**: The age at which an individual becomes a legal adult and assumes control over their persons, actions and decisions, thus terminating the legal control and legal responsibilities of their parents or legal guardian over and for them. Check your state statutes to determine the age of majority in your state.
- **Assumed Business Name**: A name under which a corporation conducts business that is not the legal name of the corporation as shown on its Articles of Incorporation. Assumed business names do not create legal entities in and of themselves.



## Knowledge Check

Let's review estate ownership

You should have a general knowledge of who may legally **hold and convey title**.



Select True or False to indicate whether the statement is correct (true) or incorrect (false):

***“Typically, minors and incompetent persons cannot convey title to property.”***

- True
- False





Select True or False to indicate whether the statement is correct (true) or incorrect (false):

*“Typically, minors and incompetent persons cannot convey title to property.”*

- True
- False



Minors and incompetent persons can generally own property but cannot convey title.

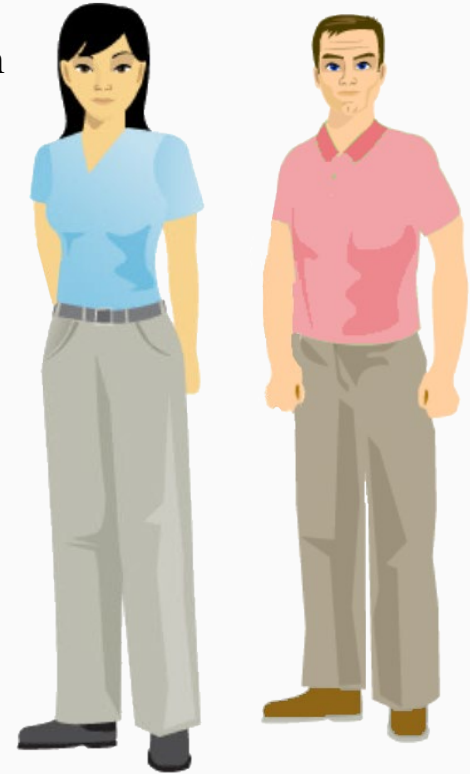


Estates in land can be held by a single owner or multiple owners. **Single ownership** can involve one person, corporation or business entity.

Ownership by **multiple parties** usually takes one of the following three forms:

- **Joint Tenancy**
- **Tenancy by the Entirety**
- **Tenancy in Common**

Read on to learn about each form of ownership.



## Forms of Estate Ownership:

**Joint tenancy** involves an undivided interest in land held by two or more persons, where the interest of one joint tenant **automatically passes at death** to the other joint tenant or tenants.

In order to create a joint tenancy there must be **unities of time, title, interest, and possession**. This means that title must be given at the same time with the same deed or instrument, that each owner must receive the same proportionate and equal share of ownership, and that each owner must have the right to enjoy the premises in its entirety.

A joint tenant may **convey** their interest to another person without the agreement of the other joint tenant or tenants. However, this breaks the joint tenancy and the new owner and other joint tenant or tenants become co-tenants.

Undivided interest: Fractional ownership without physical division into shares



## Tenancy by the Entirety:

Tenancy by the entirety is a unique type of **joint tenancy** that exists solely between a **married couple**. If one spouse dies, the surviving spouse is entitled to all of the real property.

A tenancy by the entirety can only be terminated by mutual agreement of both spouses, by divorce decree, or by the death of either spouse.

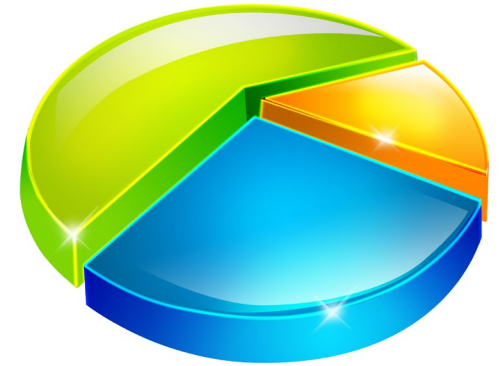


## Tenancy in Common:

Tenancy in common refers to an **undivided fractional interest** (shares) held by multiple owners. For example, eight people each hold an undivided  $1/8$  interest in the property.

Tenants in common may acquire their interests at different times under different conveyances from different persons and may convey their interest at any time without affecting the tenancy in common.

In this type of ownership, the interest of one owner does not pass automatically to the other owners at time of death. Unlike joint tenancy, tenants in common are free to dispose of their share after death in any way they choose.



## Knowledge Check

The three forms of estate ownership by multiple parties.

### Key Terms

- Joint tenancy
- Tenancy by the entirety
- Tenancy in common



Select the best definition for the following term:

## *Joint Tenancy*

- An undivided interest in land that passes at death to the other holders
- A form of tenancy between married couples
- An undivided fractional interest in property





Select the best definition for the following term:

## *Joint Tenancy*

- ✓ **An undivided interest in land that passes at death to the other holders**
- A form of tenancy between married couples
- An undivided fractional interest in property



Select True or False to indicate whether the statement is correct (true) or incorrect (false):

***“Tenancy in common is a unique form of ownership between married couples.”***

- True
- False



Select True or False to indicate whether the statement is correct (true) or incorrect (false):

*“Tenancy in common is a unique form of ownership between married couples.”*

- True
- False



***“An undivided fractional interest in land by more than one owner, where the interest of one owner does not pass to the other owners at time of death.”***

- Joint tenancy
- Tenancy by the entirety
- Tenancy in common



*“An undivided fractional interest in land by more than one owner, where the interest of one owner does not pass to the other owners at time of death.”*

- Joint tenancy
- Tenancy by the entirety
- ✓ **Tenancy in common**



# Module 1: Introduction - Summary

## Module 1 Introduction Summary:

Module 1 addressed what you need to know about property rights and estate ownership. Following is a summary of Module 1:



- Examples of title, property and real property
- The bundle of rights concept
- Four key property rights are own, use, exclude, and convey
- Three kinds of estates are fee simple, easement, and negative easement
- Two kinds of easements are appurtenant and in gross
- The purpose of negative easements, including conservation easements
- Examples of who can legally own property
- Three kinds of estate ownership are joint tenancy, tenancy by the entirety, and tenancy in common.

Good job! *Next* is **Module 2**, which covers more about estates, as well as various types of land transactions.

