

MA Bar Practice Test Questions and Answers

1. An easement appurtenant benefits:

- A) A specific individual personally, regardless of land ownership
- B) The dominant tenement and runs with the land
- C) The public generally
- D) The servient estate owner

2. A fee simple absolute grants the holder:

- A) An estate that terminates upon a specified condition
- B) The largest possible ownership interest in property, potentially infinite in duration
- C) Ownership limited to the holder's lifetime
- D) A right to use property but not convey it

3. A contract is void for mutual mistake when:

- A) Only the plaintiff was mistaken about a material fact
- B) Both parties were mistaken about a basic assumption that materially affects the bargain
- C) The seller failed to disclose a known defect
- D) The contract terms are ambiguous

4. The 'eggshell skull' rule in tort law provides that:

- A) A defendant is only liable for foreseeable harm
- B) A defendant takes the plaintiff as they find them and is fully liable for all harm, even if the plaintiff had a pre-existing condition that made them unusually susceptible
- C) A defendant's liability is reduced for pre-existing injuries
- D) A defendant is not liable for harm that exceeds normal expectations

Answers: 1-B 2-B 3-B 4-B

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