

GLOSSARY OF LEGAL & PROPERTY TERMS

- Abut - to join at a border or boundary
- Access - the means or opportunity of approaching
- Accretion - the gradual and imperceptible growing of land by natural causes
- Adjoin - abut
- Agent - a person authorized by another to act for him
- Alienate - in property, to transfer title of
- Allege - to state, assert, or charge
- Annexation - the act of adding, joining, or uniting one thing to another
- Appeal - to resort to an upper court after an adverse verdict in the lower court
- Appraise - to fix or set a value upon property
- Appurtenant - belonging to; an accessory of
- Arbitrator - a person chosen to decide a controversy
- Ascertain - to clear of doubt and uncertainty
- Boundary - every natural or artificial separation between pieces of property
- Cause of Action - a redressible wrong
 - Claim- a demand of compensation
 - Code - a collection of laws
- Condemnation - the process by which private property is taken for public purposes
- Contract - a promissory agreement between two or more persons that creates, modifies, or destroys a legal relation
- Convey - to pass title to property from one person to another
- Crime - an act in violation of the law
- Damage - loss, injury, or deterioration caused by one person to another; compensation in money for a loss or injury
- Deed - a writing signed by the seller, which transfers title in property from one person to another
- Disinter - to take a body out of a grave
- Diversion - a turning aside or altering the natural course of a thing
- Domicile - the place where a person has his/her permanent home
- Easement - the right of one person to use the land of another for a special purpose not inconsistent with the owner's use of that land
- Eject - to put or turn out of possession
- Eminent Domain - the power to take private property for public use
- Encroachment - an unlawful gaining upon the right or possession of another
 - Estray - livestock whose owner is unknown
 - Evict - to turn out of possession of lands by process of law
- Felony - a crime punishable by imprisonment in the state penitentiary
- Grant - a transfer by deed of real property
- Harbor - to give refuge to

- Improvement - a valuable addition made to property or an enhancement of its condition
- Incumbrance - a claim or liability attached to property
 - Injury - any wrong or damage done to another
 - Invitee - one who is at the invitation of another
- Judgment - the official decision of the court, directing one party to pay a certain amount to the other or directing one party's behavior toward another
- Jurisdiction - the legal right by which judges exercise their authority
- Lateral Support - support of land by the adjoining land or the soil beneath
 - Lawsuit - a proceeding by one person against another in a court of justice brought to redress a wrong
 - Lease - any agreement that gives rise to a relationship of landlord and tenant
 - Lessee - a person who rents property of someone else
 - Liability - any kind of legal obligation, responsibility, or duty
 - Licensee - a person who enters on another's premises for purposes directly or indirectly having to do with business of both the person entering and the owner
 - Litigant - a party to a lawsuit
 - Litigate - to carry on a lawsuit
 - Malice - the intentional doing of a wrongful act without just cause or excuse with an intent to inflict injury
- Misdemeanor - a crime punishable by fine and/or imprisonment in the local or county jail
- Municipality - a legally incorporated association of inhabitants of a limited area for purposes of local government
 - Negligence - failure to exercise ordinary and reasonable care
 - Noxious - hurtful; offensive
 - Offensive - a breach of the criminal laws
 - Ordinance - an enactment of the legislative body of a municipal corporation
 - Party - a person concerned or taking part in any matter
- Percolating Water - water that infiltrates through the ground without any definite channel
 - Remedy - the means by which a right is enforced
 - Rescind - to cancel a contract or agreement
- Right-of-Way - right of passage or easement over another's property
- Riparian Rights - the rights of owners of land on the banks of watercourses relating to water, its use, and ownership of soil under the stream
 - Sale - a contract by which property is transferred from one party to another for payment or promise of payment
 - Squatter - one who settles on another's land without legal right
- Subjacent Support - the right of land to be supported by the land that lies under it
- Subsurface Water - water which lies entirely beneath the surface of the ground
 - Title - the right to or ownership in property
 - Tort - a private or civil wrong or injury
 - Valid - having legal, binding force
 - Void - having no legal force or binding effect