

3630

BUREAU HASTINGS PARK
OFFICE OF THE CUSTODIAN

JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME TANAKA Jinya.HOME ADDRESS: 565. East. Cordova Street, Vancouver, B.C.REGISTRATION NUMBER 06286. SEX Male. AGE: 58.OCCUPATION: Mill Worker.

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: Cartwright Lumber Co. Vancouver. B.C.MARRIED? Yes.NAME OF WIFE OR HUSBAND: Kisa.ADDRESS OF WIFE OR HUSBAND: 565. East. Cordova Street, Vancouver, B.C.NAMES OF ANY LIVING CHILDREN: None.

ADDRESS OF CHILDREN:

AGE OF CHILDREN:

STATEMENT OF ALL REAL PROPERTY (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: 565. East. Cordova Street, Vancouver.
Lot 19, Block 53, D.L. 196. Agreement No. 21566.
1 Lot. Land with house bought in March 1941. Price agreed upon

\$1,600.00. Cash paid \$500.00, plus 12 monthly payments of \$35.00each (Total paid \$920.00) Balance due \$680.00 plus Interest.

2. BUILDINGS AND OTHER IMPROVEMENTS:

Wooden Frame Dwelling House of six rooms, two storeys andbasement.1 Woodshed.

3. INSURANCE (Give particulars; state where policies are) \$1,200.00 Fire Insurance.
Queen's Insurance Co. of America, Vancouver Branch. Policy No. 222326.
Policy in own possession.

4. TAXES (Amount and where payable) \$50.40 paid in 1941 at City Hall, Vancouver.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)

\$680.00 plus Interest owing on purchase of land and house.to previous owner of the house, Mrs. Taylor. Bank of Montreal,
Main and Hastings, Vancouver, B.C.

6. OCCUPANCY AND LEASES (If vacant so state)

Self, and wife and family.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. In possession of former owner, Mrs. Taylor, Bank of Montreal, Main and Hastings, Vancouver.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. Declarant's son, Zennatus.
9. IF FARM LAND STATE CROPS SOWN.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:
2. LANDLORD'S NAME AND ADDRESS:
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
4. STATE WHEREABOUTS OF LEASE:
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)
6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
- At 555, East, Cordova Street, Vancouver, B.C.
- 1 Bicycle, 9 Cement Blocks, 1 Wheelbarrow, 2 Tables, 9 Chairs, 1 Kitchen Stove, 1 Tank, 1 Furnace, 3 Double Beds, Springs and Mattresses, 1 Bureau, 2 Chest of Drawers, 1 Sofa, 2 Stand Ladders, 6 ft. and 5 ft. 3 Step Ladders.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY

4. INSURANCE CARRIED ON ABOVE PROPERTY:

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS:

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom):

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)

War Savings Certificates. Number unknown. In own possession.

8. BANK ACCOUNTS:

9. LIFE INSURANCE:

10. INTEREST IN ANY ESTATES OR TRUSTS:

11. SAFETY DEPOSIT BOX:

LIABILITIES:

1. PERSONAL DEBTS:

2. TRADE DEBTS:

REMARKS:

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 10th day of April, 1942.

(Signature)

J. Tanaka

Dorothy M. Chape
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date

Aug 9/42

Our File No.

3630

Full Name

TANAKA Jinya
(Surname in Block Letters)

Registration No.

06286

Male - Female
(check)

Age

Jan 23, 1884

Former Address

565 E. Cordova St. City

Date Evacuated

Sept 26/42

Naturalized - Canadian-Born - National
(check) ☒

Present Address

New Denver, B.C.

Married - Single
(check)

20/187

Name of Wife

(mii) MORI Kisa #06288

Name of Husband

Name of Mother

Dec'd

Name of Father

Dec'd

Names of Children under 16

Requested by

CAF

Registered with Custodian

yes
(Yes or No)

Additional Information

mill worker

Owner of house at 565 E. Cordova St.
City.

REAL PROPERTY SUMMARY

JAPANESE NAMES: Jinya TANAKA Reg. No. 06286 File No. 3630
Zenmatsu TANAKA Reg. No. 07312 File No. 7644

CATALOGUE NO: 62

PROPERTY ADDRESS: 565 East Cordova Street, Vancouver, B. C.

LEGAL DESCRIPTION: Lot 19, Block 53, District Lot 196, Group 1, New Westminster District, Plan 196.

TITLE: Registered in the name of Lillian Florence Taylor.

ENCUMBRANCES: Registered: 21566-M 4th March 1941 11.13 Jinya Tanaka and Zenmatsu Tanaka Right to Purchase for \$1600. Int 6%. Vesting Order filed No. 35753, dated Feb. 15/43.
Unregistered: No indication.

ASSESSED VALUES: Land \$625.00
Improvements 850.00 - \$1475.00 Taxes - \$54.68

CLASSIFICATION: Two storey, six-room dwelling 20'6" x 36' concrete foundation with basement. Hot air furnace built on a 25'x122' Lot. We quote from valuator's report, 10th August 1943,
"Condition - 40 years old. Former owner lived here 36 years. Settlement at back and floors sunk. Plank floor in basement needs renewing. Water seepage. Furnace new 6 years ago. Plumbing old and worn except new w.c. tank. Some decorating and plaster repairs needed. Back steps sunk. Siding painted in front only remainder needs paint. Roof repaired."
"Allowing for the repairs necessary, we are of the opinion that the market value of this property is \$1,550.00."

HISTORY OF ADMINISTRATION: Messrs. H.A.Roberts Limited were appointed rental agents for the above-described property, and leased it on a monthly basis to H.C.Robinson as from August 6th, 1942, consideration \$25.00 per month payable in advance. Mr. Robinson was approved of as a tenant by Mrs. L. F. Taylor who sold the property under an Agreement for Sale to the TANAKAS.

Rents collected \$480.00 against which were the following charges:

Furnace and Roof repairs	\$ 7.52
Water Rates	17.45
Commission	<u>24.00</u>
	<u>\$48.97</u>

SOLD: To: Stef Stasiuk and Nasitia Stasiuk "Joint Tenants" for \$1550.00 as at March 16th, 1944.
Approval of Advisory Committee March 15th, 1944.

1944.

- Page 2 -

File Nos. 3630 and 7644

Funds released to the credit of Jinya Tanaka and Zenmatsu Tanaka as at May 5th, 1944, against which were the following charges: Real Estate Commission \$77.50, Valuation \$5.00, Advertising \$4.00, Registration Fees \$8.00, Taxes \$11.38, Water Rates \$2.89, Balance of Agreement for Sale (Principle \$726.10 Interest \$37.12 Deed \$5.00) \$768.22 = \$876.99, leaving a net credit of \$673.01 from said transaction.

Adjustments as at March 16th, 1944, to the amount of \$6.20 Unexpired Fire Insurance Premiums, were placed to the credit of Jinya Tanaka and Zenmatsu Tanaka's account.

The following Fire Insurance Policy:

Queen Insurance Company, Policy No. 281666 -

\$1200.00 - covering on dwelling at 565 East

Cordova Street,

was transferred to Stef Stasiuk and Nasitia Stasiuk, "Joint Tenants."

OLD CERTIFICATE OF TITLE

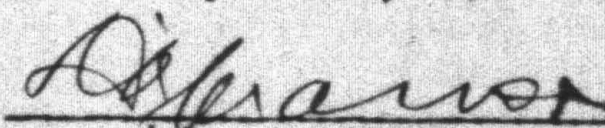
No. 99703-K

Was on deposit in the Land Registry Office, Vancouver, B.C.

Certificate of Title No. 100439-L in the names of Stef Stasiuk and Nasitia Stasiuk "Joint Tenants" was handed to N. Stasiuk, 4th May 1944, and her receipt of even date acknowledging same is on file.

The above summary is certified to be in accordance with information on file.

April 30th, 1947.


D. A. CRAMER.

DAC:ic

Catalogue No. 62.

File No. 3630 & 7644

TANAKA, Jinya & Zenmatsu

Reg. Nos. 06286 & 07312

Civic Address: 565 E. Cordova St., Vancouver.

Legal Description: Lot 19, Blk. 53, D. L. 196,
Gp. 1, N.W.D., Plan 196.

Classification: Dwelling.

SOLD

This property has been sold to Stef Stasiuk,
Restaurant Operator and Nasitia Stasiuk,
Joint Tenants, for \$1,550.00. See Mr. Shears'
Letter of March 16th, 1944.

1942

Aug. 5th

Inventory of goods left with tenant.

1944

Mar. 1st

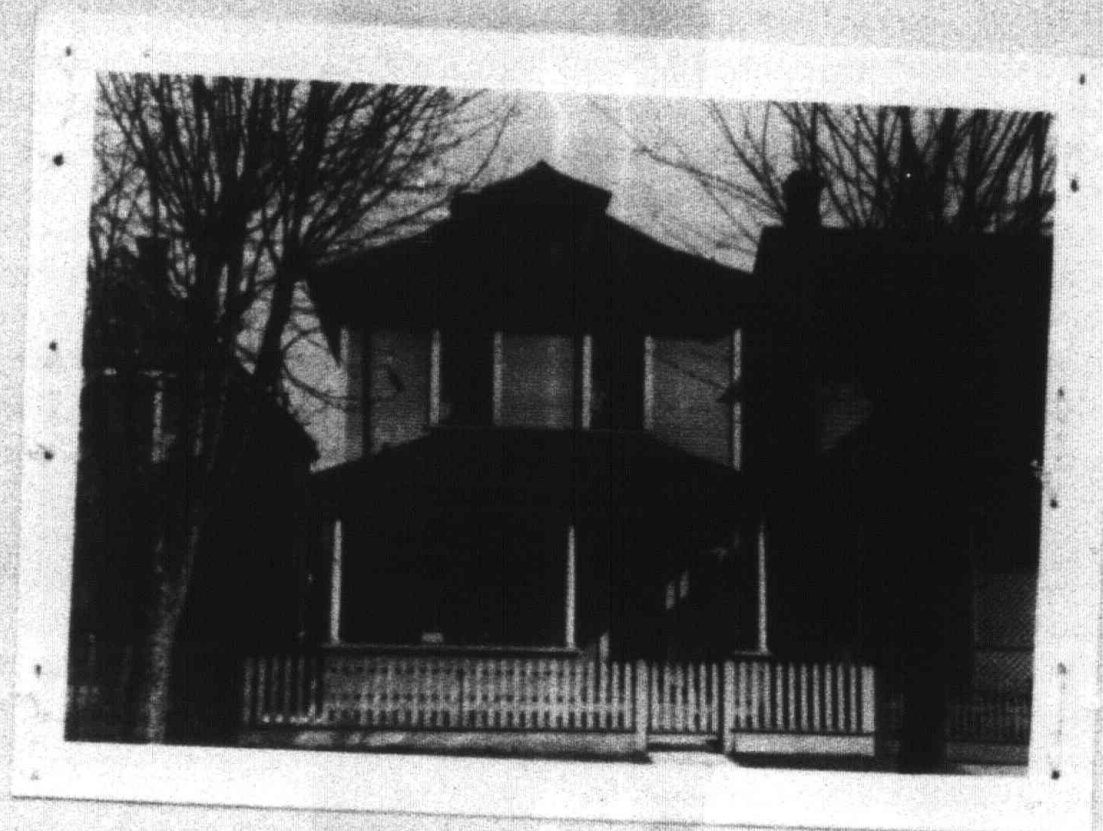
Memo re Claims (Nil)

1945

Mar. 3

Blk. 53

TANAKA, Zenmatsu
TANAKA, Jinya
565 Cordova St., Vancouver, B.C.
Evac. File 7644
3630



Picture Taken April 8, 1943

REG. NO. 06286		NAME TANAKA, Jinja (See also File 7644)				FILE NO. 3630	
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY	
			MONTH	DAY	YEAR		
Queen Insurance Company	<i>Transferred to new owner Stasiuk</i> 281666	\$1,200.	Jan.	9	1947	Lot 19, Blk. 53, D.L. 16, 565 E. Cordova St., Vancouver, B.C.	

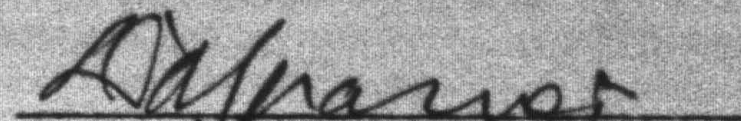
FIRE INSURANCE SUMMARY

Jinya TANAKA Reg. No. 06286 File No. 3630
Zenmatsu TANAKA Reg. No. 07312 File No. 7644

Jinya Tanaka, Reg. No. 06286, declared on his J.P. Form signed 10th April 1942, that there was a Fire Insurance Policy for \$1200.00 issued by the Queen Insurance Company, No. 222326, covering on the dwelling 565 East Cordova Street, Vancouver, B. C., expiring January 9th, 1944. This policy was renewed with the same company under No. 281666, expiring January 9th, 1947, and was transferred to Stef Stasiuk and Nasitia Stasiuk, "Joint Tenants" April 29th, 1944, and \$6.20 Unexpired Fire Insurance Premium was placed to the credit of Jinya Tanaka and Zenmatsu Tanaka's Joint Account.

The above summary is certified to be in accordance with information on file.

April 30th, 1947.


D. A. CRAMER.

DAC:1c

File No. 3630

March 1st, 1944

MEMORANDUM

RE CLAIMS.

Re: Jinya TANAKA,
Reg. No. 06286

There are no claims on file against
the above party as at this date.

GDM/GH

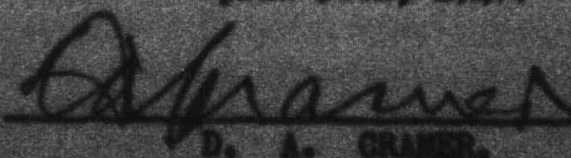
LIABILITY SUMMARY

Jinya TANAKA Reg. No. 06286 File No. 3630
Zennetsu TANAKA Reg. No. 07312 File No. 7644

Both Jinya Tanaka, Reg. No. 06286, and Zennetsu Tanaka,
Reg. No. 07312, declared on their respective J.P. Forms signed
10th April 1942 and 4th May 1942, that they had no Personal or
Trade Debts and there is no record of any claims having been
filed against them.

The above summary is certified to be in
accordance with information on file.

April 30th, 1947.


D. A. CRAMER.

DAC:la

File No. 3630

-- SUMMARY --

April 30th, 1947

-- PERSONAL PROPERTY --

Re:- Jinya TANAKA,
Reg. No. 06286

CHATELS: - See Chattel Schedule attached.

WAR SAVINGS
CERTIFICATES:

On Page 3 of Jinya TANAKA's registration April 10, 1942 mention is made of War Savings Certificates, number unknown and in owner's possession. As these did not vest with the Custodian and did not come under his control, no action was taken with regard to them.

SPECIFIED
ARTICLES:

No Cameras, radios, Fire Arms or Vessels are revealed in the registration or the file.

No other Personal Property of any kind is revealed on the file.

The above Summary is certified to be in accordance with the information on file, April 30th, 1947.

M. D. N. Davidson

for B.R. Dusenbury,
Office of the Custodian.

File No. 3630

CHARTER SCHEDULE

May 1st, 1947

Re: Jingu TANAKA,
Def. No. 06286

Declared.

Sold at Auction

Agent's Inventory

J.P. Form
April 10/42.

1 Bicycle
9 Cement blocks
1 Wheelbarrow
2 tables
9 chairs
1 kitchen stove
1 tank
1 furnace
3 double beds
springs & mattresses,
1 Bureau
2 chest of drawers
1 Sofa
2 stand ladders
6 ft & 5 ft step ladders

March 8/45 Van. 526
(A)
(7) sold by private sale (See Agent's ltr. May 27/42)
March 8/45 direct

Also sold by private sale (See Agent's ltr. May 27/42)
1 end table, 1 centre table Hotwater tank 1 (broken)
1 buffet.

Private sale
March 8/45 Van. 526

also sold at Auction
but not declared.
Table leaves & screens
Box of sundries
Small box
Glass and frames
Metal Heat Box
Bundle of window screens
Curtain stretcher
Clothes rack
Blackboard & screens
Small cupboard or table
Picture frames
Japanese stereograph machine
Sundries
15 chairs (poor condition)
Couch
Hall rack
Shower
4 piece Linoleum rug
Books

M. J. Davidson

Living-room
S Linoleum 9 x 10½
Dining-room
S Linoleum 9 x 12
Kitchen
Linoleum (full) 9 x 9
Kitchen stove
Hotwater tank 1 (broken)
Kitchen table - 1
Chairs - 3
Hall
S Linoleum - full
S Hat rack with mirror
Upstairs Front room
S Linoleum 9 x 13½
Centre room
Linoleum 9 x 7½
Double bed with
spring & mats. 1
Vanity - 1
Back room
Linoleum - full
Bathroom
Linoleum - full 9 x 5
Bathroom
Double bed - 2
Spring - 1
S Wheelbarrow - 1
S Ladder - 3
Cement block - 9

NAME TANAKA, Jinva

REGISTRATION NO. 06286

FILE NO. 7630

The following chattels were sold by public
auction at Vancouver, B. C. on December 14th, 1945.

Books

\$.65

Total

Less Expenses: { Auctioneer's Fee \$.06
 { Advertising .03
 { Moving .05

\$.65

\$.14

Net Proceeds Credited:

\$.51

Members of Custodian Staff Present. Mr. Will:

Extracted from Auctioneering List No. Vancouver 57

Remarks.

NAME TANAKA, Jinya

REGISTRATION NO. 06286

FILE NO. 3630

The following chattels were sold by public
 auction at 1047 Seymour St., Vancouver, B. C. on March 8, 1945.

Table leaves and screens	\$ 0.40
Box of sundries	0.70
Small box	0.10
Glass and frames	6.35
Metal meat box	0.80
Bundle of window screens	1.25
✓ Wheel-barrow	3.75
Curtain stretcher	0.60
Clothes rack	0.80
Black-board and screens	0.65
Small cupboard or table	0.25
✓ Kitchen table	0.25
Picture frames	0.60
Japanese mimeograph machine	3.60
Sundries	1.15
✓ 15 Chairs (Poor condition)	3.15
Table	1.20
Table	1.50
Home made table	0.50
Couch	0.25
✓ Ladders (Home made)	2.75
✓ Hall rack	1.00
✓ Stove	12.00
✓ 4 Piece Linoleum rug	15.00

Total

\$ 52.60

Less Expenses: (Auctioneer's Fee: \$5.26
 (Advertising: 1.20
 (Moving: 12.00

\$ 18.46

Net Proceeds Credited:

\$ 34.14

Members of Custodian Staff Present. Mr. Smith

Extracted from Auctioneering List No. Vancouver 526

Remarks.

Spain

MEMORANDUM

File 3630

March 3rd, 1945.

Milcom

TO: The File

FROM: Protection Department

RE: Jinya TANAKA
565 E. Cordova St.

The chattels were removed from the above address
to Willard's auction room where they were included in Vancouver
auction No. 526.

GBS:LEB

no. G. Spain

don

3630 C
RECEIVED

H. A. ROBERTS LIMITED

VANCOUVER, B.C.

21st April, 1942.

Re: Tanaka Jinya
Registration #06286

LOCATION AND NATURE OF PROPERTY:

#565 East Cordova St., Vancouver, B. C., being two storey frame dwelling with basement.

DESCRIPTION OF LAND AND BUILDINGS:

Land: Lot 19, Block 53, District Lot 196, Group 1, New Westminster District, situated on the North side of Cordova Street, between Princess and Jackson Avenues. Area of land 25' x 122' to a 20' lane.

Buildings: #565 East Cordova St.

Two storey and basement frame dwelling approximately 20' x 38' finished in cedar siding with shingle roof. House painted cream in front and red on sides. Roof is in bad state of repair and needs reshingling. Occupant reports leaks. Basement with wood floor has ample fuel storage space and almost new Fawcett furnace. Main floor has through entrance hall, living room with large plate glass window and dining room 13' x 13' approximately and no fire-place. Kitchen 10' x 16' and pantry. Second floor has 3 good sized bedrooms with large closets and 3 piece bathroom. The house with the exception of the roof is in a good state of repair. Solid fir floors, plastered and papered walls. Clean and well kept.

There is a small wood-shed in the rear of the lot on the lane.

GENERAL:

The lot is fenced and the district well settled. 1942 assessment Land \$625 - Building \$850. We were accorded a courteous reception and given every facility for carrying out our inspection.

INVENTORY OF CONTENTS OF BUILDING:

Inventory as shown on form "JP" confirmed.

Tanaka has in addition dining and living room sets of furniture and some other sundry pieces which his wife states they are going to sell for living expenses.

INSURANCE:

\$1200 policy of the Queensland Insurance Company covers the house against fire. Policy in the name of Mrs. Taylor, mortgagee, with loss payable to both parties as their interest may appear.

LIABILITIES:

Tanaka states balance of \$680 repayable \$35 per month is owing on property to Mrs. Taylor. He states he cannot afford to make further payments. We have written to Mrs. Taylor to confirm these statements.

RECOMMENDATION:

Mr. and Mrs. Tanaka with their daughter and three sons are still living in the house and looking after it. We have requested them to let us know in advance when they expect to leave and in the meantime they are endeavoring to find a suitable tenant to look after the place when they have gone. We have written to Mrs. Taylor, the mortgagee, to see if she would be willing to reduce the monthly principal payments due her if the rental received is insufficient to meet the total overhead, and await her reply.

21st April, 1942.

H. A. ROBERTS LIMITED

Tanaka Jinya - Registration #06286 report continued:

We recommend renting the house on the best possible terms and will endeavour to do so ourselves as soon as we know the date of Tanaka's departure.

H. A. ROBERTS LIMITED.

Per.

H. A. Roberts

President.

DOUGLAS W. REEVE, F. S. I.
CHARTERED SURVEYOR AND VALUER
GEORGE A. WATSON

TELEPHONE MARINE 8264
CABLE ADDRESS "JONREE" VANCOUVER

JOHNSON, REEVE AND WATSON

ESTATE AGENTS

VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B.C.

10th August, 1943.

The Custodian's Office,
Vancouver, B.C.

File No. 7644/3630

Dear Sir:

Catalogue No. 62
Lot 19 Block 53 D. L. 196
565 East Cordova Street

We have inspected this property and beg to report as follows:-

<u>Location</u>	Industrial dwelling district, East End.
<u>Land</u>	25' x 122'. Fences and woodshed dilapidated. No passageway at sides of house.
<u>Building</u>	2 storey frame house 20'6" x 36' on concrete with basement. 3 rooms on each floor, pantry on 1st floor, bathroom 2nd floor. Hot air furnace.
<u>Condition</u>	40 years old. Former owner lived here 36 years. Settlement at back and floors sunk. Plank floor in basement needs renewing. Water seepage. Furnace new 6 years ago. Plumbing old and worn except new w.c. tank. Some decorating and plaster repairs needed. Back steps sunk. Siding painted in front only remainder needs paint. Roof repaired.
<u>Rent</u>	\$25.
<u>City</u>	
<u>Assessment</u>	\$1,475 (Land \$625 Building \$850)
<u>Taxes</u>	\$52.50
<u>Appraisal</u>	Allowing for the repairs necessary, we are of the opinion that the market value of this property is \$1,550.

Yours faithfully,

JOHNSON, REEVE & WATSON

per *D. W. Watson*

Custodian of Enemy Property

Royal Bank Building

Vancouver, B.C.

In Account with - Lillian Florence Taylor.

re Agreement for Sale - Lillian F. Taylor
to
Jinya and Zenmatsu Tanaka
Lot 19, Blk. 53, D.L. 196

Your files 3630 & 7644

To Principal due on Agreement		726.10
To interest @ 6% from Mar. 15/42 to Nov. 15/43 - 20 months	72.60 ✓	
By Cash on Account Nov. 24/43	<u>50.00</u>	
	22.60	
To interest @ 6% from Nov. 15/43 to Mar 15/44 - 4 months	<u>14.52 ✓</u>	37.12
To Cost of drawing Deed		<u>5.00</u>
		<u>768.22</u>

*Received Cheque
payable to Lillian F. Taylor.*

Administrative and Trust Company

per Jackson.

April 6th. 1944.

STATEMENT RE SALE OF:

Catalogue No: 62

Street Address: 565 E. Cordova St.
Vancouver, B.C.

Legal Description:

19/52/196

March 16, 1944.

Name: TANAKA, Isamu
TANAKA, Jinya

File No: Reg. No. 06286-07312
3630-7644

Date of Sale and Adjustments

Sale Price \$ 1550.00

Real Estate Agents Commission \$ 77.50

Charge for Valuation 5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 8.00

Encumbrances:

Unpaid Vendor 768.22

~~MORTGAGE~~

~~RENTAL OBLIGATIONS~~

~~OTHER CHARGES~~

Adjustments:

Fire Insurance 6.20

Taxes 11.38

Water 2.89

676.99

\$ 1556.20

Net Proceeds credited to your account
as at March 16th, 1944

679.21

December 26th, 1945.

Date:.....

Mr. George Peters.

Compiled by:.....

Catalogue No. 62
File Nos. 3630 & 7644
565 East Cordova Street
19/53/196

Receipt of Certificate of Title No. 100439-L is by us hereby acknowledged and we agree that all adjustments and incidents in connection with the sale to us of property covered by the said certificate have been settled. Receipt is also acknowledged of Queen Insurance Company policy No. 281666 which has been assigned to us, and cheque for \$39.69 representing closing adjustments on sale to us of 565 East Cordova Street.

Dated at Vancouver, B. C., this 4th day of May, 1944.

N. I. Ito

3630
7644

May 5, 1944.

Mr. Jinya TANAKA,
Registration No. 06286,
New Denver, B. C.

Dear Sir:

Re: Catalogue No. 62
565 East Cordova Street
19/53/196

Please be informed that 565 East Cordova Street has been sold as of March 16, 1944 for the sum of \$1,550.00 which is equal to the value attached to these premises by an independent appraiser.

Rents, less expenses, up to the mentioned date have been credited to the joint account of you and Zenmatsu TANAKA #07312, and adjustments of unearned taxes and any insurance premiums have also been credited to your joint account.

The net result of the sale is as follows:

Sale price		\$1550.00
Less Agent's commission @ 5%	\$ 77.50	
" balance of agreement for sale	768.22	
" water rates	<u>21.50</u>	
		<u>867.22</u>
Net credit to your account		\$ 682.78 679.21

These funds are available to you in the usual way.

Yours truly,

George Peters,
Administration Department.

GP:EB

Catalogue No. 62

Files No. 3630 & 7644

565 East Cordova Street

19/53/196

ADJUSTMENTS

As of March 16, 1944 - 76 days.

Debit purchaser

Registration fees on Deed. \$1,550.00	\$ 7.45
Insurance premium - \$6.60 @ 93.9% (9/1/47)	6.20

Total debits	\$ 13.65
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Credit purchaser

76/365 x \$54.68	Seller's proportion of taxes for 1944	\$ 11.38
76/184 x \$ 7.00	Water to June 30, 1944	2.89
Full amount of rent collected from March 16th to April 5th		
	20/31 x \$23.75	15.32
Full amount of rent collected from April 6th to May 5th		23.75

Total credits	\$ 53.34
Less total debits	13.65

Net credit due to purchaser	\$ 39.69
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as to Mr. & Mrs. Stef Stasiuk
H. A. Roberts Ltd.

This Indenture

Made the 27th day of March in the year of our Lord one thousand nine hundred and forty -FOUR.

In Pursuance of the "Short form of Deeds Act"

Between LILLIAN FLORENCE TAYLOR (Widow) of

c/o William Gardiner, R.R. #1,
Eburne, British Columbia.

Insert full Name
Street Address and
Occupation of
Grantor and of
Grantee.

(hereinafter called the "Grantor")

AND

JINYA TANAKA and ZENMATSU TANAKA (both Millworkers)
of 755 East Cordova Street, in the City of
Vancouver, Province of British Columbia.

(hereinafter called the "Grantee")

Witnesseth, that, in consideration ofSIXTEEN HUNDRED and 00/100.....

Dollar of the lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof is hereby by him acknowledged)

he, the said Grantor, ~~Doth Grant~~
unto the said Grantee, his heirs and assigns FOREVER :

All and Singular that certain parcel or tract of land and premises situate, lying and being in the City of Vancouver, Province of British Columbia, and more particularly known and described as Lot Nineteen (19) of Block numbered Fifty-three (53) in sub-division of District Lot One Hundred and Ninety-six (196) Group One (1) according to a registered map or plan deposited in the Land Registry Office, at the City of Vancouver, Province of British Columbia, and numbered 196.

Together with all buildings, fixtures, commons, ways, profits, privileges, rights, easements and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed, or appurtenant thereto; and the estate, right, title, interest, property, claim and demand of him, the said Grantor, in, to, or upon the said premises.

To have and to hold unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever; ~~Subject nevertheless~~ to the reservations, limitations, provisos and conditions expressed in the original grant thereof from the Crown.

The said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee, notwithstanding any act of the said Grantor and that the said Grantee shall have quiet possession of the said lands, free from all encumbrances, save as aforesaid.

And the said Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

And the said Grantor Covenants with the said Grantee that he has done no acts to encumber the said lands.

And the said Grantor Releases to the said Grantee All His Claims upon the said lands.

Wherever the singular or masculine is used throughout this Indenture, the same shall be construed as meaning the plural or the feminine or body corporate or politic where the context or the parties hereto so require.

In Witness Whereof the said parties hereto have hereunto set their hands and seals on the date first above mentioned.

Signed, Sealed and Delivered

IN THE PRESENCE OF

Signature
of Witness

Street Address

City or Town

Occupation of Witness

Geo. Jackson
404 Hornby St.,
Vancouver, B.C.
Accountant

Lillian F. Taylor.

FOR WITNESS

PROVINCE OF BRITISH COLUMBIA
To Wit:

I,
of

George Jackson
Vancouver

of the *City*
in the Province of British Columbia,

make oath and say:

1. I was personally present and did see the within instrument duly signed and executed by *Lillian Florence Taylor* the part *Y* thereto, for the purposes named therein.
2. The said instrument was executed at *Vancouver*
3. I know the said part *Y*, and that *she is* of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at *Vancouver*
in the Province of British Columbia this
day of *April*, 1944

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

Geo. Jackson

FOR MAKER (INCLUDING MARRIED WOMEN)

I Herby Certify that, on the

day of

, 194 , at

, in the Province of British Columbia,

(whose identity has been proved by the evidence on

, who is) personally known to me, appeared

oath of

before me and acknowledged to me that

the person mentioned in the annexed Instrument as

the maker thereof, and whose name

subscribed thereto as part , that know the

contents thereof, and that

executed the same voluntarily, and

of the full age of twenty-one years.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office,

at

in the Province of

British Columbia, this

day of

in the year of our Lord one thousand nine hundred and forty

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.