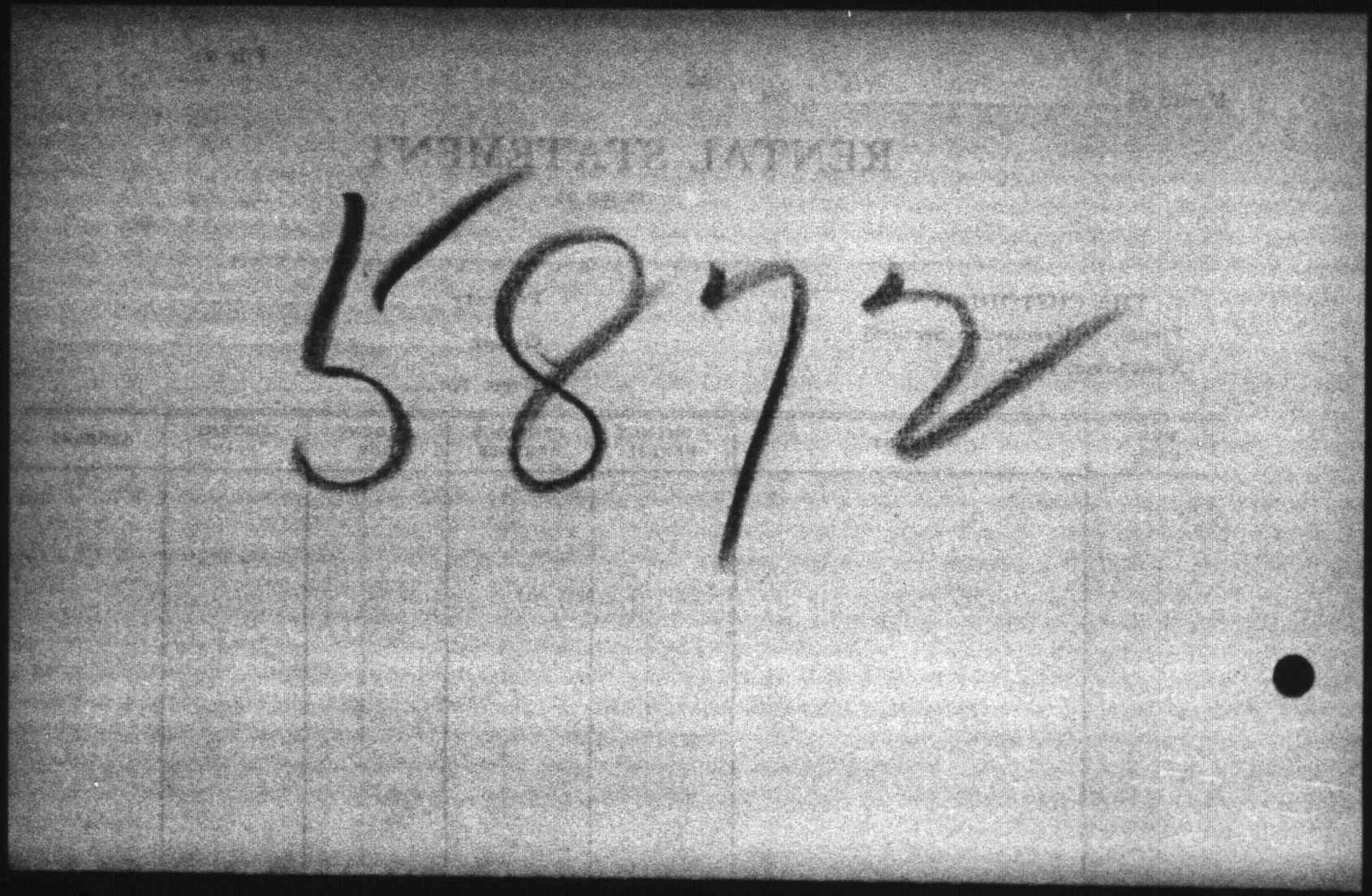

5873

FORM "J"

Steveston

FILE NO. 5872

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

To be completed by persons of the Japanese race having no property in any protected area.

NAME: NAKATSU, Kimiyo (Mrs. Tomematsu)

HOME ADDRESS: Garry St. and 1st Ave., Steveston, BC REGISTRATION No. 05567

SEX: Female AGE: 25 MARRIED? yes

OCCUPATION AND EMPLOYER: Housewife

NAME OF WIFE OR HUSBAND: Tomematsu ADDRESS: Garry St. & 1st Ave., Steveston, B. C.

NAMES OF LIVING CHILDREN: Masami (M) 7 ADDRESS: " " " "

Toru (M) 5 ADDRESS: " " " "

Mieko (F) 2 ADDRESS: " " " "

I certify that the above information is true and complete and state that I have no property of any kind whatsoever in any protected area in British Columbia.

Dated this 23rd day of April 1942.

WITNESS: A McArthur (Signature) K Nakatsu

LIST OF LIABILITIES:

None.

HOW DO YOU PROPOSE TO PAY THESE OFF?

FOR DEPARTMENTAL USE

COPY

INFORMATION FROM R.C.M.P.

DATE July 21, 1943

Our File No. 5872

Full Name NAKATSU, (Kimiyo) Mrs. Tomematsu
(Surname in Block Letters)

Registration No. 05567 Male - Female (Check) Age Sept. 8, 1916

Former Address P.O. Box 103, Steveston, B.C.

Date Evacuated April 25, 1942 Naturalized - Canadian-Born - National (Check)

Present Address GREENWOOD B.C., P.O. BOX 523 (Nov. 8/46)

Married - Single (Check)

Name of Wife --

Name of Husband Tomematsu #10969

Name of Mother (NAKANO) Toku (Dec'd) Name of Father NAKANO Fukumatsu

Names of Children under 16 SEE HUSBAND'S SHEET

Requested by E.C.T. Registered with Custodian (Yes or No)

Additional Information

5872

8th January, 1951.

Mrs. Kimiyo NAKAFSU,
Regn. No. 05567,
Greenwood, B.C.

Dear Madam:

We enclose herewith Custodian cheque in the amount of $92.42, being nett proceeds from sale of chattels by auction. As you were previously advised, these funds were held in our Suspense account pending identification of ownership.

Please acknowledge receipt.

Yours truly,

Office of the Custodian.

HA
Encl.

EXHIBIT No. 297 - 2

DATE 1 June 1948

FILED BY Crown

COULTHARD, SUTHERLAND & CO. LTD.
Estate and Insurance Agents

609 Columbia Street,
New Westminster, B. C.

22nd. April, 1944.

Catalogue #797

File #5415/5872

Office of the Custodian,
Royal Bank Building,
Vancouver, B. C.

Dear Sir: Re: Lot 18, Block 38, Sec. 3, B3N/7W,
Map 249, Steveston Townsite

This property at the corner of Garry and 1st. Street consists of a 3 room bungalow 20 x 20' with a leanto. Exterior-Needs painting, at present pained brown, roof is fair, open foundation on posts. Interiro-paper over shiplap which is loose and cracked, floors, which are of fir, in good shap but uneven on account of poor foundation. Plumbing consists of sink only, (outside toilet) served with City Light and heated by stoves.

A woodshed and bath house are at the rear.

These buildings are poorly constructed and of cheap materials, but in good location and surroundings.

There are three fruit trees and an open ditch at the front and on side. Rented to Mrs. Tait for $6. per month.

VALUATION; Improvements $350.
Lot 100.
$450.

Yours very truly,

Coulthard, Sutherland & Co. Ltd.

"F. H. Coulthard"

F. H. Coulthard.

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

Oct. 23, 1948

ANALYSIS OF REAL PROPERTY CLAIM

File No. 5415
5872

Catalogue No. 797

CLAIMANT: Kimiyo NAKATSU, Administratrix of the Estate of Tomematsu Nakatsu, Deceased.

LEGAL DESCRIPTION: Lot 18, Block 38 of Section 3, Block 3 North, Range 7 West, Map 249, Municipality of Richmond, District of New Westminster.

being situated at the corner of Garry Street and First Avenue, Steveston, B. C.

DETAILS OF CLAIM:

Land	$ 100.00
Buildings	1100.00
	$1200.00
Less	500.00 (selling price)
	$ 700.00

TITLE: Registered in the name of Tomematsu Nakatsu (#111184E)

ASSESSED VALUE:

Land	$90.00	
Improvements	600.00	Annual Taxes $9.08

ADVERTISED: March 30, 1944, Catalogue No. 797.

APPRAISED: April 22, 1944, by Coulthard, Sutherland & Co. Ltd.

Improvements	$350.00
Lot	100.00
	$450.00

TENDERS: April 26, 1944 - C. A. Graves - $450.00
April 27, 1944 - W. J. Deagle - $500.00

SOLD: As at June 13, 1944, to William J. Deagle for $500.00

NOTE: Tomematsu Nakatsu died on October 29, 1943. On instructions from Kimiyo Nakatsu, the widow, C. F. MacLean, Barrister, Grand Forks, B. C. applied for Letters of Administration on her behalf which were granted Nov. 30, 1943 (Certified copy on Claim File).

On June 30, 1944, Title(No. 166669E) was registered in the name of Kimiyo Nakatsu "In Trust" (filing No. 26511). A Deed was prepared from Kimiyo Nakatsu to William J. Deagle, the purchaser, and presented to Mrs. Nakatsu for signature. Mrs. Nakatsu refused to sign.

On October 3, 1944, Mr. K. W. Wright, Counsel to the Custodian, and Mr. F. G. Shears, called upon Mr. Stokes, the Registrar in New Westminster, and pointed out to him that Tomematsu Nakatsu was an evacuee and that his death occurred subsequent to evacuation and under the Regulations this does not affect the right of the Custodian to convey. They also called to Mr. Stokes attention Custodian Vesting 25713. Mr. Stokes agreed to ignore the issue of the new Certificate of Title to the Administratrix on the ground that this certificate was issued subject to Custodian Vesting and the Administratrix virtually holds a Certificate which is valueless. Mr. Stokes therefore accepted a transmission in favour of the Secretary of State and conveyance to Deagle, the purchaser (Copy of Mr. Wright's Memorandum covering this visit dated October 4, 1944, together with Mr. Sheppard's opinion relative to Real Property belonging to evacuees who died prior to the Orders-in-Council coming into effect are attached hereto.

November 26, 1946.

REAL PROPERTY SUMMARY

JAPANESE NAME: Mrs. Kimiyo (Tomematsu NAKATSU, Reg. #05567, File #5872
Estate of Tomematsu NAKATSU (Dec'd) Reg. #10969, File #5415

CATALOGUE NO: 797

PROPERTY ADDRESS: Garry Street and First Avenue, Steveston, B. C.

LEGAL DESCRIPTION: Lot 18, Block 38 of Section 3, Block 3 North, Range 7 West, Map 249, Municipality of Richmond, District of New Westminster.

CLASSIFICATION: Dwelling

ASSESSED VALUE:

Land	$ 90.00	Annual Taxes	$ 9.08
Improvements	$600.00	Appraisal	$450.00

TITLE: Registered in the name of Tomematsu NAKATSU. (Tomematsu Nakatsu died on October 29, 1943, and on June 30, 1944, the title was registered in the name of Kimiyo Nakatsu "In Trust.")

ENCUMBRANCES: None registered and no indication of any unregistered. Vesting Order No. 25713 - April 12, 1943.

NOTE: Tomematsu Nakatsu died on October 29, 1943. On instructions of Mrs. Nakatsu, C.F. MacLean Barrister at Law, Grand Forks, B.C., applied for letters of administration. A certified copy appears on file under date of December 2, 1943.

HISTORY OF ADMINISTRATION: The Custodian's representative reports on June 29, 1942,

> "This is a small town lot in Steveston. There is on the property, a small 3 room frame, shingle roof house, with outside toilet and Japanese bath. The property is in fair condition."

Thomas C. King, Real Estate agent at Steveston, was appointed agent by the Custodian. He rented the property to Harry Tait from August 4, 1942, rental being $8.00 per month which included $2.00 charges for water. From this amount he deducted $1.00 for commission. In September, collections were taken over by C.C. Robinson, Custodian's agent. This tenancy remained the same until the sale of the property.

...2/

Real Property Summary (Continued)

Owing to the length of time in delivering the title to the purchaser, the Custodian was obliged to adjust the rents to the end of November 1944. Considerable difficulty was encountered in collecting rents from Mr. Tait and there are arrears of rent still in the amount of $6.00 which have not been collected by the Custodian.

SOLD: To William J. Deagle in the amount of $500.00. Adjustments calculated as of June 13, 1944.

After the letters of administration were taken out, this property was registered in the name of Kiniye NAKATSU "In Trust" on June 30, 1944.

The Custodian prepared a Deed in the name of Kiniye NAKATSU "In Trust" and William James Deagle. This document was forwarded to Mrs. Nakatsu for signature. She refused to sign this Deed and copies were returned to this office through the B. C. Security Commission. The Custodian then prepared the necessary documents on the advice of K.E. Wright, Counsel for the Custodian, (see his memorandum of October 4, 1944, in which he states in part,)

> "Mr. Stokes is now willing to accept a transmission in favour of the Secretary of State, also a conveyance in favour of Deagle and will ignorethe issue of a new certificate to the Administratrix on the ground that this certificate was issued subject to our vesting and the Administratrix virtually holds a Certificate of Title that is valueless."

Funds from the sale of the property were released to the credit of Kiniyo NAKATSU as administratrix, on February 23, 1945.

Certificate of Title #180601-F was delivered to the purchaser on February 23, 1945.

A complete statement of the transaction was forwarded to Mrs. Nakatsu on March 9, 1945.

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

George Peters,
Office of the Custodian.

CP/ic

File No. 5872
Copy for file #5415

November 27, 1946.

LIABILITY SUMMARY

Re: Mrs. Kiniyo (Tomematsu) NAKATSU
Registration Number 05567

On December 18, 1944, a claim was received through the B. C. Security Commission for $89.00 recovery of burial expenses of Tomematsu NAKATSU, Deceased. The file reveals no action taken by the Custodian.

A claim for $60.00 was received from C.F. MacLean Esq., Barrister & Solicitor, for legal charges re the probate of The Estate of Tomematsu NAKATSU, deceased. This was paid on January 14, 1944.

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

George Peters,
Office of the Custodian.

GP/ic

December 4, 1946.

In connection with the claim of $89.00 from the B.C. Security Commission, the writer has been advised by Mrs. Scobie of the Department of Labour, Japanese Division, that they are withdrawing this claim. This will be confirmed by letter within the next few days.

Confirmed Dec 5th

George Peters,
Office of the Custodian.

GP/ic

File No. 5872
Copy for file #5415

November 27, 1946

PERSONAL PROPERTY SUMMARY

Re: Mrs. Kimiyo (Tomematsu) NAKATSU
Registration Number 05567

CHATTELS: See chattel summary.

SPECIFIED ARTICLES: There are no cameras, radios, fire arms or motor vehicles revealed in the registration or the file.

ACCOUNTS RECEIVABLE: Refund of B. C. Electric Light Security Deposit Amount.....$2.62

Neither Mr. nor Mrs. Nakatsu declared nor do their files reveal any personal property other than those mentioned above.

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

George Peters,
Office of the Custodian.

GP/ic

File No. 5872
Copy for file #5415

November 27, 1946.

CHATTEL SUMMARY

Re: Mrs. Kimiyo (Tomomatsu) NAKATSU
Registration Number 05567

In his inventory of June 29, 1942, J.D. Mather, Custodian's agent, reports,

> "This land has been vacated for some time and the house is completely locked and boarded up, and I am informed is packed full of furniture and fixtures of the man himself and a number of his friends."

On evacuation, Mrs. Nakatsu certified that she had no property of any kind whatsoever in the protected area. Her husband, Tomomatsu Nakatsu (now deceased) declared:

2 trunks
1 bureau
1 kitchen stove
1 heating stove
14 chairs
kitchen utensils
Japanese festive dolls

left at his home, corner of Garry Street and First Avenue in Steveston, B.C.

Before this property was rented by the Custodian, chattels were removed on August 3, 1942, from Garry and First Street, under the name of Tomomatsu Nakatsu to the Custodian's Warehouse #3, Upstairs. The file reveals on March 20, 1944 that two (2) complete beds and springs were removed by the Custodian's agent from the Catholic Mission to our Warehouse #3 in the name of Mrs. Nakatsu. After the sale of the property, additional goods were removed by the Custodian on May 15, 1945, under the name of T. Nakatsu, from Garry and First Street to Storage Auction #3. At that time,

1 H.M. table
1 Crock
Lino on floor

were left as of no value. On February 5, 1946, Mrs. Nakatsu was written to that among the chattels removed from her former house was a leather suitcase marked with the name of K. Hashimoto. She replied in a letter received in this office February 13, 1946, that the owner of the suitcase was Kanakichi Hashimoto, file #3515. This was transferred and dealt with on his file.

We have credited to Mrs. Nakatsu, the articles which could be identified as declared by her late husband, and also one bed and spring which was removed from the Catholic Mission in her name.

The large list of chattels which could not be identified have been transferred to Suspense. We have checked all the files with the initial of T. Nakatsu and can find no one declared goods as being left at the address of Garry Street and First Avenue. Under the date of November 21, 1946, the file will show a list of goods which were opened and inspected in October 1945. Approximately 19 boxes or parcels, although removed from T. Nakatsu's house, may belong to other parties. Any goods sold at auction, taken from these parcels, are also being put into Suspense Account.

...2/

File No. 5872
Copy for file #5415

November 27, 1946.

Chattel Summary (Continued)

A memorandum on file to Miss C. Girard dated November 27, 1946, will show the chattels transferred to Suspense as unidentified.

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

George Peters,
Office of the Custodian.

GP/ic

File Nos. 5872 and 5415 November 27, 1946.

CHATTEL SCHEDULE

Re: Mrs. (Tomematsu) Kiniyo NAKATSU
Registration Number 05567

Re: Tomematsu NAKATSU (Deceased)
Registration Number 10969

MRS. TOMEMATSU NAKATSU DECLARATION APRIL 23, 1942

"This is to certify I have no property of any kind whatsoever in any protected area in British Columbia."

TOMEMATSU NAKATSU DECLARATION APRIL 22, 1942

2 tricycles	1 auctioned, 1 missing
1 bureau	auctioned
1 kitchen stove	auctioned
1 heating stove	missing, never inventoried by Custodian.
14 chairs	auctioned
kitchen utensils	chattels in Suspense, cannot identify
Japanese festival dolls	auctioned

Above left at home, corner of Garry Street and First Avenue, Steveston, B.C.

CHATTELS REMOVED FROM CATHOLIC MISSION JAN. 18, 1944 IN MRS. NAKATSU'S NAME:

2 complete beds & springs	1 auctioned, 1 missing

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

George Peters,
Office of the Custodian.

GP/ic

File No. 5872
Copy for file #5415

November 21, 1946.

Re: Mrs. Tomematsu (Kimiyo) NAKATSU
Registration No. 05567

All trunks and personal belongings in storage at Steveston were opened and inspected in October, 1945. Goods of no value were discarded; clothing of no saleable value were turned over to U.N.R.R.A.; saleable articles were auctioned and any personal photographs or goods of a personal nature are stored ready for shipment at the request of the Japanese.

- -

T. NAKATSU
Lot No. 316

Description: 3 open boxes

Auction: festive dolls

- - - - - - -

Description: 1 tied parcel

Auction: 1 picture frame

Personal: 1 box photographs

- - - - - - -

Description: 1 box, open

Auction: festive toys

- - - - - - -

Description: 1 open kori

U.N.R.R.A.: 1 man's shirt
1 apron
1 smock
2 sweaters
1 woman's dress
1 pc. underclothing
socks

Discard: 1 moth-eaten sweater
rags
flour sacks

- - - - - - -

...2/

Description: 1 large open carton, tied

Auction: festive dolls and toys
yard goods of misc. lengths

- - - - - - - - - - - - - -

Description: 1 large open carton, tied

Auction: festive dolls and toys

- - - - - - - - - - - - - -

Description: 1 small open carton

Auction: 1 small vase
1 small lacquer box
1 brass incense burner
1 glass incense burner

- - - - - - - - - - - - - -

Description: 1 small open carton

U.N.R.R.A.: 1 child's sweater

Discard: 1 man's torn shirt
trash

- - - - - - - - - - - - - -

Description: 1 small open carton

U.N.R.R.A.: 2 child's wrappers
2 child's dresses
1 kimona
1 child's sweater
1 child's woolies
4 pcs. woman's underclothing
1 child's rompers

Auction: 2 boxes of fans

Discard: rags

Personal: Personal papers
Ledger

- - - - - - - - - - - - - -

Description: 1 open carton

Personal: 1 damaged shrine

- - - - - - - - - - - - - -

...3/

Description: 1 open carton

U.N.R.R.A. 1 hat
3 man's shirts
1 woman's waist
1 damaged blanket
2 sweaters
2 child's trousers
ties
socks
2 prs. trousers

Discard: fish-smelling canvas work gloves
rags
1 stained torn cap
2 damaged umbrellas

- - - - - - - - - - - - -

Description: 1 wrapped bundle

U.N.R.R.A.: 1 kimona
1 comforter

Auction: hangers
3 cushions

- - - - - - - - - - - - -

Description: 1 galvanised wash tub

U.N.R.R.A.: 1 kimona
1 pc underclothing
2 jackets
1 child's coat

- - - - - - - - - - - - - -

Description: 1 small open carton

U.N.R.R.A.: 2 baby's pants
1 woman's dress
1 baby's rompers
1 baby's jacket
1 pr. man's pants
1 child's dress

Auction: 3 candlesticks

Discard: rags

Personal: 1 small box of prayer beads
and medals

- - - - - - - - - - - - - -

...4/

Description: 1 small open cardboard box

Discard: Paper streamers

- - - - - - - - - - - - - - - -

Description: 1 open ½ kori

U.N.R.R.A.: 2 coats
1 sweater
socks

Discard: rags

- - - - - - - - - - - - - - - -

Description: 1 old open suitcase

U.N.R.R.A.: 4 women's dresses
1 pr. woman's slacks
1 blanket
1 scarf
2 men's shirts
1 kimona
1 pr. man's trousers
1 nightgown
2 woman's waists
1 apron

Discard: suitcase

- - - - - - - - - - - - - - - -

November 27, 1946.

A telephone call was received on November 22, 1946, from Mr. Powell, who does special work for the Custodian. He informed us that the Buddhist Temple had again been broken into and that all parcels of personal goods stored in the basement had been opened and the contents strewn on the floor. It is impossible to identify to whom they belong.

George Peters,
Office of the Custodian.

GP/ic

Files Nos. 5872
5415

January 22, 1947.

MEMORANDUM — TO THE FILE

A letter was received from Mrs. Suzue Nishi, File No. 5266, on January 3, 1947, requesting the proceeds from the sale of a dresser with mirror and a washing machine, which she had left in Nakatsu's house. Mrs. Nakatsu confirmed the ownership of these two articles in her letter of January 5th, so they were transferred from Chattel Suspense Account to the account of Mrs. Suzue Nishi on January 21st.

GP/EL

5415, 5872

December 19, 1946.

Mrs. Kimiyo NAKATSU,
Registration No. 05567,
Cromwood, B. C.

Dear Madam:

Re: Estate of Tomematsu NAKATSU, #10969, Deceased.

We have your letter of December 3, in which you ask that the full amount of funds at credit be sent to you as Administrator of the above Estate.

We have been in touch with the Department of Labour and, since you are now self-supporting and require your funds, we are enclosing Custodian cheque, drawn in your favour as Administratrix, in the sum of $546.14. It will probably be necessary for you to produce your Grant of Letters of Administration to the bank when presenting this cheque and we are enclosing original Grant, having taken a copy for our file.

You will understand, of course, that you are entitled, in your own right, to only one-third of this amount, namely $182.05. The balance of the money, under the Administration Act, belongs to the children in equal shares, and it may be that you will be required to apply to the Court for leave to use this money for their benefit while they are below the age of twenty-one years. You would be wise to consult the Lawyer who assisted you in obtaining your Letters of Administration in this regard.

The sum of $546.14 represents the proceeds from sale of your late husband's house on Garry Street, Steveston, together with proceeds from sale of chattels which can be identified as belonging to him, together with a refund of British Columbia Electric Light security deposit in the sum of $2.62.

A statement of account, made up since the death of Mr. Nakatsu, is attached.

You will note on this statement a deduction of $132.13. This sum represents proceeds from sale of certain articles which are believed to belong to other persons and this sum has, therefore, been withdrawn from the account until the ownership of the goods can be investigated.

Mrs. Kiedye NAKATSU December 19, 1946.

Would you kindly acknowledge receipt of this cheque, using the enclosed stamped, addressed envelope for your reply and sign your letter with your full name as "Administratrix of the Estate of Tomematsu NAKATSU, deceased."

Yours truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC

Encs. (3)

5415 5872

December 7, 1946.

Department of Labour,
Japanese Division,
360 Homer Street,
Vancouver, B.C.

Attention: Mr. M.L. Brown.

Dear Sirs:

Re: Estate of Tomematsu NAKATSU, #01969
Deceased, and
Kimiyo NAKATSU, #05567, Administratrix.

We have your letter of December 5th withdrawing your claim of $89.00 for funeral expenses previously filed against the Estate of Tomematsu Nakatsu. We note that as far as the Department of Labour is concerned, there will be no objection to the full amount of funds being sent to Kimiyo Nakatsu as Administratrix.

Beyond the share to which she as the widow of the deceased is entitled, this woman has no personal property of her own.

Yours truly,

A. G. McArthur,
Office of the Custodian.

AGM:AS

File No. 5872
Copy for file #5415

November 27, 1946.

MEMORANDUM - Miss C. Girard

Re: Mrs. (Tomematsu) Kimiyo NAKATSU
Registration Number 05567

Would you kindly put the following chattels into Suspense as they cannot be identified as belonging to the above-named Japanese. These were removed from Carry and First Street, Steveston, B.C. to Custodian Warehouse No. 3 - Upstairs, under the name of NAKATSU, August 3, 1942, List No. 36. Goods were also removed on May 15, 1945, in addition to List No. 36.

Article	Price	Auction
Pillows etc.	$1.50	42
All of Steveston Auction		38
All of Steveston Auction		34
All of Steveston Auction		33
All of Steveston Auction		30
1 galv. tub	1.75	6
pots and pans	2.50	6
china	.80	6
cup teapot	.50	6
chinaware	.75	6
2 comforters	3.50	6
All of Steveston Auction		5
All of Steveston Auction		4
All of Steveston Auction		3
All of Steveston Auction		2
Buck saw	1.50	1
Wooden clock	2.75	1
Electric Iron	5.00	1
Baby high chair	1.50	1
4 kitchen chairs	2.70	1
6 kitchen chairs	4.00	1
Bridge table	1.50	1
Upright gramophone	2.50	1
Dresser - no mirror	9.50	1
Chest of drawers	35.00	1

GP/ic

Accounting Department (See over)

5872

March 9, 1945

Mrs. Kimiye NAKATSU,
Reg. No. 05567,
Greenwood, B. C.

Dear Madam:

Re: Catalogue No. 797
Garry St.& 1st Ave., Steveston
18/38/3/B3N/R7W/Mp.249.

Please be informed that the above property has been sold as of June 13, 1944 for the sum of $500.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

Rents, less expenses, up to the mentioned date, have been credited to your account, as Administratrix, and adjustments of unearned taxes have also been credited.

The net result of this sale appears on an attached statement, and the proceeds have been credited to this account. We are also enclosing a general statement of your account up to date, which includes the net figure to which reference has already been made.

We enclose herewith list of chattels which have been sold at auction. #1, 2, 3, 4, 5 + 6.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH
Enc.

c.c. B. C. Security Commission.

STATEMENT RE SALE OF:

Name: NAKATSU, Kimiye as Administratrix

Catalogue No: 777

File No: 5872

Street Address: Steveston, B.C.

Reg. 05567

Legal Description: 18/38/3/B3N/R7W/249

Date of Sale and Adjustments ..... June 13/44 .....

Sale Price		$ 500.00
Real Estate Agents Commission	$	
Charge for Valuation	7.50	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	2.50	
Encumbrances:		
Unpaid vendor		
Mortgage		
Arrears of Taxes		
Other charges		
Adjustments:		
Fire Insurance		
Taxes		6.45
Water		13.11
	14.00	$ 519.56

Net Proceeds credited to your account 505.56

Date: March 7th, 1945

Compiled by: Mr. George Peters

Catalogue No. 797
Files No. 5872 & 5215,
Garry St. & 1st Ave. Steveston,B.C.
18/38/3/B3N/R7W/249

February 16th, 1945

WILLIAM JAMES DEAGLE

(purchaser)

In account with: The Custodian of Enemy property

STATEMENT OF ADJUSTMENTS

(as at June 13, 1944)

	DEBIT	CREDIT
Purchase price	$500.00	
Cheques received		500.00
Amount of rent collected		
June 13th to June 30th 17/30 x$8.00		4.53
July-August, September-October-November 30, 5 months@$8.00		40.00
Registration fees on deed-$ 500.00	5.00	
Water paid to December 31st, 1944 201/184 x 12.00	13.11	
Purchaser's proportion of 1944 taxes 201/365 x 11.72	6.45	
Balance owing to Purchaser	19.97	
	$544.53	544.53

BALANCE OWING TO PURCHASER - $19.97

File No. 5872

4th October, 1944.

MEMORANDUM

TO: Mr. Ian Macpherson

FROM: Mr. K.W. Wright

Re: Kimiyo NAKATSU and
Lot 18, Blk. 38, Section 3, Block 3 North,
Range 7 West, Map 249, New Westminster District

When Mr. Shears and the writer were at New Westminster yesterday we called upon Mr. Stokes in connection with the title that has been issued to Kimiyo Nakatsu (In Trust) Administratrix of the Estate of Tomematsu Nakatsu.

We pointed out that Tomematsu Nakatsu was an evacuee and that his death occurred subsequent to evacuation and under the Regulations this does not affect the right of the Custodian to convey. We also called his attention to the Certificate of Vesting that was filed No. 25713.

This property has been sold to one William J. Deagle but we have not proceeded with the sale for the reason that there was a Certificate of Title outstanding in the name of the Administratrix.

Mr. Stokes is now willing to accept a transmission in favour of the Secretary of State, also a conveyance in favour of Deagle and will ignore the issue of a new certificate to the Administratrix on the ground that this certificate was issued subject to our vesting and the Administratrix virtually holds a Certificate of Title that is valueless.

Will you, therefore, proceed with the transmission and registration of conveyance as though the title had not been changed since the issue of Certificate of Encumbrance dated 13th April, 1943 showing the registered owner to be Tomematsu Nakatsu.

I believe that the money has already been received but this is a matter for the Administration Department to deal with when the documents are returned from Ottawa.

KWW/DG

K.W. WRIGHT

~~Mr. Mr. Fyfe~~

File No. 3872 (Rural) August 30th, 1944

MEMORANDUM TO: MR. IAN MACPHERSON

FROM: MR. K. W. WRIGHT

RE: Kiniyo NAKATSU and
Lot 18, Blk. 38, Section 3, Block 3 North,
Range 7 West, Map 249, New Westminster District

Referring to your memo of the 12th instant, I was down at New Westminster yesterday in order to attend a Meeting of the Advisory Committee on Rural Properties. This is a case that I wanted to discuss with Mr. Stokes, the Registrar, but I found that he was absent on holidays and will not return until some time next week.

I am holding the file and note that this property has been sold, but as the title is now defective, the purchaser may want his money, but the Administration Department may be able to come to some arrangement and delay cancellation of the sale until we have an opportunity to see the Registrar.

Due to pressure of work, it will not be possible for me to go to New Westminster again before the week after next. Let me know if this is satisfactory please.

~~I return herewith file No. 3872.~~

KWW/JF
Attach.

K. W. WRIGHT

9872.

July 4th, 1944.

Mrs. Kiniyo NAKATSU,
Registration No. 035687,
Greenwood, B. C.

Dear Madam: Catalogue No. 797.
Lot 18, Blk. 36 of Sec. 3, Blk. 3 N., Range 7 W., Map 249, Municipality of Richmond, B. C.

Referring to our letter of June 23rd, we have decided that it will be more convenient to have you sign the Deeds to the Purchaser of this property, and we have forwarded the Deed in duplicate to the head of the Security Commission in your district, and he will present them to you and will be in a position to witness your signature and have it properly certified. As soon as this is done, and we have received the returned Deed, properly signed, we shall remit you the proceeds less the adjusting fees which will be slight. Also, if you have sent in the Title as asked for, will you please let us know.

Thanking you for your co-operation.

Yours truly,

(D.A. Cramer)
for Ian Macpherson
Title Examiner

DAC:JS

5072 & 5415

June 23, 1944.

Mrs. Kinjyo NAKATSU,
Registration No. 05567,
Greenwood, B. C.

Dear Madam:

Re: Catalogue No. 797
Cor. Garry St. & 1st Ave.
10/36/3/1838/7977/249

Please be informed that property registered in your late husband's, Tomesaku Nakatsu, name and known as Lot 18, Block 36, Section 3, Block 3 North, Range 7 West, Map 249, Municipality of Richmond, is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The proceeds of this sale will be credited to your account as Administratrix. A statement showing the result of this sale will be sent to you on request when the matter is concluded.

Kindly send either to this office or to the Land Registry Office, New Westminster, Title No. 111184-E covering this land.

Yours truly,

George Peters,
Administration Department.

GP:EB

5435 &
5872.

REGISTERED

May 27th, 1944.

Mr. C. A. Graves,
Steveston, B. C.

Dear Sir:

Re: Catalogue No. 797
Lot 18, Block 38.
Munc. of Richmond.

Your letter of April 26th, 1944, enclosing cheque for $45.00 and offer to purchase for $450.00 has been received and considered.

We have not been able to accept your offer and are therefore returning your cheque herein.

Yours truly,

F. G. Rheers,
Director.

FGR/AM
Encl.

[redacted]

File No. 3072 January 14, 1944.

To: Miss Corbett

From: George Powers

Would you kindly transfer all data from File No. 5115, Tomonatsu HAKATEI, Reg. No. 10969 to File No. 3072, Hideyo HAKATEI, Reg. No. 07567 as Tomonatsu has died and the estate is being operated under his wife's name as Administratrix of the Estate.

5872

November 6, 1943.

Mrs. Kimiyo NAKATSU,
Registration No. 05567,
Greenwood, B. C.

Dear Madam:

We regret to hear of the death of your husband on October 29th.

If your husband left a Will, it will be necessary to apply to the Court to have his estate probated, if he did not leave a Will, it will be necessary to also apply to the Court so as this may be placed in the hands of the Official Administrator.

We have standing to your late husband's credit, $35.81, derived from rentals, etc. from your property in Steveston. We regret we will be unable to release these funds until steps, taken as above, are made. The Custodian will be very glad to assist you in any way possible.

Yours truly,

George Peters,
Administration Department.

GP:KB