

10007

REAL ESTATE

BUREAU POWELL STREET

FILE NO. 10007

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: MASUDA Saki (Mrs Tokuhel)

HOME ADDRESS: 473 E. 6th Ave., Vancouver B.C.

REGISTRATION NUMBER Q1433 SEX: Female AGE: 62

OCCUPATION: Housewife

(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: none

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Tokuhel 1875

ADDRESS OF WIFE OR HUSBAND: 473 E. 6th Ave., Vancouver B.C.

NAMES OF ANY LIVING CHILDREN: Akira (M)

ADDRESS OF CHILDREN: 473 E. 6th Ave., Vancouver B.C.

AGE OF CHILDREN: 14

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

1. LOCATION AND DESCRIPTION: (1) 498 E 5th Ave., Vancouver B.C. N^o of 18/88.

264"A". (2) City of Vancouver Lot 6, Blocks, 68, 71, 72, District Lot 37,

Group 1, District of New Westminster B.C. Map No. 2053. (5337 Cecil St)

2. BUILDINGS AND OTHER IMPROVEMENTS: (1) 2 Storey 7 room dwelling
house, 1 Wood Shed, (2) 1 Storey 4 room dwelling house, 1 Garage.

3. INSURANCE (Give particulars; state where policies are) (1) \$1500.00. Agent for Insurance
Co. E.S. Anthony Real Estate, 338 Pender St., Vanc'r. (2) \$500.00 agent

Collingwood Realty 5070 Joyce Rd., Vanc'r. Policies both in declarant's Poss

4. TAXES (Amount and where payable) (1) Taxes \$48.50, payable at City Hall, Vanc'r. (2) Taxes \$22.00, payable at

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) City Hall, 1941 paid

(1) \$619.99 being a t/sale bought through Anthony Real Estate, 338 W. Pender

Interest ad to May 10, 1942 (2) Title Clear.

6. OCCUPANCY AND LEASES (If vacant so state) (1) Rented through Anthony Real Estate

Name and Address of Tenant Unknown. (2) Leased to Clifford Smith,

5337 Cecil St., Vancouver B.C. Monthly rental of \$11.00.

(Now in possession).

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: (1) In possession of Anthony Xmas Real Estate, 338 Pender St., (2) Possession of Collingwood Realty, 5070 Joyce Rd. Vancouver B.C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: (1) Vendor under agt/Sale as stated. none
9. IF FARM LAND STATE CROPS SOWN none

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Living with friend at 273 E. 6th Ave., Vancouver B.C.
2. LANDLORD'S NAME AND ADDRESS: none

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: none

4. STATE WHEREABOUTS OF LEASE: none

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) none

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: none

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: none

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: none

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY: none

4. INSURANCE CARRIED ON ABOVE PROPERTY: none
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: none
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) none
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) none
8. BANK ACCOUNTS: Royal Bank of Canada, Hastings and Main Sts. Vanc'r \$70.00. Account No. Unknown.
9. LIFE INSURANCE: Mutual Benefit Association, \$1000.00. Beneficiary Husband, Policy No. Unknown. Policy in Declarant's Possession
10. INTEREST IN ANY ESTATES OR TRUSTS. none
11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none
2. TRADE DEBTS: none

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

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 26th day of May 1942.

[Signature]

Witness

(Signature)

[Signature]

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE 7/6/43

Our File No. 10007

Full Name MASUDA, Seki (Mrs. Tokuhel) DECEASED.
(Surname in Block Letters)

Registration No. 01433

☒ Male - Female
(Check)

Age April 28, 1879

Former Address 498 East 5th Avenue, Vancouver, B. C.

473 East 6th Avenue, Vancouver, B. C.

Date Evacuated September 8, 1942.

☒ Naturalized - Canadian-Born - National
(Check)

Present Address c/o R.C.M.P.,
Perry Siding, B.C.
(Letter dated Jan. 2/43)

Died February 29, 1944, in the B.C. Security
Hospital Unit, Slocan City.

☒ Married - Single
(Check)

Name of Wife -----

Name of Husband Tokuhel - 01428

Name of Mother Deceased

Name of Father Deceased

Names of Children under 16 -----

Requested by B. McKim

Registered with Custodian Yes
(Yes or No)

Additional Information -----

REAL PROPERTY SUMMARY

JAPANESE NAME: Seki MASUDA (Mrs. Tokuhel) Reg. No. 01433 File No. 10007.

CATALOGUE NO: 345.

PROPERTY ADDRESS: 498 East 5th Avenue, Vancouver, B. C.

LEGAL DESCRIPTION: City of Vancouver, North half of Lot 8, Block 88, District Lot 264A, Group 1, N.W.D., Plans 266 and 1771.

TITLE: Registered in the name of Francis George Hunter.

INCUMBRANCES: 75496 H. 16/10/29. 11.9. Herbert Copley. Right to Purchase for \$1900. Int. 7%.

75497 H. 16/10/29. 11.10. Seki Masuda. Sub Right to Purchase for \$2200. Int. 7%.

79838 H. 25/4/30. 11.19. Seki Masuda. Assignment of 75496 H.

The balance owing to Francis George Hunter was paid to him January 5th 1945, and the Deed from Mr. Hunter to Seki MASUDA was registered in the Land Registry Office, Vancouver, B.C., on January 5th, 1945, under Certificate of Title No. 116350-L.

Vesting Order filed No. 34824, dated September 5th, 1942.

ASSESSED VALUES: Land - \$ 420.00

Improvements - \$1100.00 - \$1520.00. Taxes - \$50.93.

CLASSIFICATION: This is a 1½ storey 6 room dwelling built on a 50' x 120' corner Lot. The valuator reports as follows:- "This property comprises a corner lot with 50 ft. frontage by 120 ft. in depth, on which is erected a six room dwelling of siding exterior and shingle roof.

There are three rooms on the first floor with fireplace and kitchen sink, and three bedrooms upstairs with full bathroom.

Full basement with hot air furnace and sawdust burner not connected. Garage in basement. Valuation - \$1,500. J.R.Reid & Co."

HISTORY OF ADMINISTRATION: This property was leased by Seki MASUDA on April 23rd, 1942, to R.C. Tenny on a monthly basis at a rental of \$28.00 per month paid in advance. This was handled through the Real Estate Office of E.S. Anthony, Agent of Seki MASUDA. Mr. Anthony asked for permission to continue to act for MASUDA, and we quote extracts from Mr. Anthony's letter of June 24, 1942, as follows:- "There is a balance owing on an Agreement of Sale, on this property, amounting to \$619.99 with interest at 7% from May 10. This Agreement is about 8 years over-due, and Mr. Hunter, the unpaid Vendor on this agreement has been demanding his money for some time."

"The Masudas' are not taking any of the money from this house, as they are leaving it for payment of taxes and water rates on the property and the balance to be applied on account of the agreement payments, as they are anxious to get this agreement paid up."

Mr. Anthony was allowed to continue the collection of the rents and the distribution of the funds as suggested by him.

Rents collected from R.C. Tenny to March 31st, 1944 - \$560.00 against

against

Page 2.

File No. 10007.

which were the following charges:-

Payments to Hunter a/c Agreement for Sale	\$366.35
1942-1943 Taxes	102.60
Plumbing repairs	24.05
Decorating	17.00
Water Rates	22.50
Commission	27.70 - \$560.00

After March 31st, 1944, R.C. Tenny appears to have vacated and the property was vacant for a short period.

On June 1st, 1944, a J.E. Sundberg became the tenant.

Rents collected from him - \$224.00, against which were the following charges:-

Water Rates	\$7.50
Plumbing	3.05
Commission	11.20 - \$21.75

Part of the foregoing rentals belonged to the new owner, J. F. McCarron and were taken into account when the adjustments were made.

SOLD:

To John Francis McCarron for \$1500.00 as at November 23rd, 1944.
Approval of Advisory Committee - October 31st, 1944.

Funds released to the credit of Saki MASUDA as at March 10th, 1945, against which were the following charges: Real Estate Commission - \$75.00, Valuation - \$5.00, Advertising - \$4.00, Registration Fees - \$7.00, Payment a/c Balance owing on Agreement for Sale - \$72.80 = \$163.80, leaving a net credit of \$1336.20 from said transaction.

Adjustments as at November 23rd, 1944, to the amount of \$7.34 being Purchaser's share of Unexpired Fire Insurance Premiums, \$5.09 being Purchaser's share of Taxes, and \$1.45 - Purchaser's share of Water Rates = \$13.88, were placed to the credit of Saki MASUDA'S account.

The following Fire Insurance Policy:-

Ensign Insurance Co., Policy No. 120003 - \$1500.00, covering on the dwelling, was transferred to John Francis McCarron, February 27th, 1945.

OLD CERTIFICATE OF TITLE

No. 77657-Lt

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

Certificate of Title No. 116352-L, in the name of John Francis McCarron, was left on deposit in the Land Registry Office, Vancouver, subject to the order of John Francis McCarron. See copy of letter dated March 15th, 1945, on file.

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

September 9th, 1946.


D. A. CRANMER.

DAC:JS

REAL PROPERTY SUMMARY

JAPANESE NAME: Seki MASUDA (Mrs. Tokubei) Reg. No. 01433 File No. 10007.

CATALOGUE NO: 41.

PROPERTY ADDRESS: 5337 Cecil Street, Vancouver, B. C.

LEGAL DESCRIPTION: City of Vancouver, Lot 6, Blocks 68, 71 and 72, District Lot 37, Group 1, N.W.D., Plan 2053.

TITLE: Registered in the name of Elizabeth McBride.

ENCUMBRANCES: 68418 H. 12/2/29. 3 P.M. Seki Masuda. Right to Purchase for \$850.00. This property had been paid for in full December 8th, 1932, and a deed was issued to Seki MASUDA on that date. For some reason or other the deed was held by Mr. Watson of the Collingwood Realty Co., until February 23rd, 1943, when it was handed into this office. This was filed in the Land Registry Office, September 21st, 1943, under Certificate of Title No. 91160, registering the title in the name of Seki MASUDA.

Vesting Order filed No. 36803, dated August 28th, 1943.

ASSESSED VALUES: Land - \$140.00
Improvements - \$300.00 - \$440.00. Taxes - \$15.10.

CLASSIFICATION: This is a 1 storey 4 room dwelling, situate on a 33' x 105' lot, below level of street. This is in a very poor neighbourhood in South Vancouver, with no buildings near. Valuator reports 10th August, 1943, that there is no drainage, it is not connected to sewer, Chemical privy. The condition is very bad, foundation rotten, roof needs reshingling, exterior needs paid, interior dirty. "We are of the opinion that the market value of this property is \$350."

HISTORY OF ADMINISTRATION: This property was leased through the office of the Collingwood Realty Co., on a monthly basis to Mr. C. Smith. Consideration being \$11.00 per month payable in advance.

Rents collected on a/c of Seki MASUDA - \$154.00 against which were the following charges:-

Water Rates	\$19.85
Lumber etc.	2.95
Commission	<u>14.00 - \$36.80</u>

Part of the August rent belonged to the new owner, Daisy Smith and was taken care of when the adjustments were made with the Purchaser.

SOLD: To Daisy Smith (Wife of William Smith) for \$350.00 as at August 19th, 1943.
Approval of Advisory Committee - August 12th, 1943.

1943.

Page 2.

File No. 10007.

Funds released to the credit of Seki MASUDA as at October 13th, 1943, against which were the following charges: Real Estate Commission - \$17.50, Valuation - \$5.00, Advertising - \$4.00, Registration Fees - \$3.50 = \$30.00, leaving a net credit of \$320.00 from said transaction.

Adjustments as at August 19th, 1943, to the amount of \$3.12 being Purchaser's share of Unearned Fire Insurance Premiums, \$5.55 being Purchaser's share of Taxes, and \$3.76 being Purchaser's share of Water Rates = \$12.43, were placed to the credit of Seki MASUDA'S account.

The following Fire Insurance Policy:-

Buffalo Insurance Co., Policy No. B.C.518 - \$500.00, covering on 1 storey dwelling, was transferred to Daisy Smith, November 12th, 1943.

OLD CERTIFICATE OF TITLE

No. 91160-L:

Seki MASUDA declared on her JP Form, signed May 26th, 1942, that her Title Documents were in the hands of the Collingwood Realty Co. These documents were placed with us and deposited in the Land Registry Office, Vancouver, when the sale was registered.

Certificate of Title No. 91553-L, in the name of Daisy Smith, was handed to her Agent, R.G. Watson on November 12th, 1943. Mr. Watson's receipt for same is on file.

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

September 9th, 1946.

DAC:JS


D. A. CRANER.

Re: Mrs. Seki Masuda died Feb. 29/44.
See letter and memorandum on file dated
Oct. 24/44.

Date: November 1st, 1944.

REAL PROPERTY MEMORANDUM

File No. 10007

✓ Name: Seki (Mrs. Tokuhei) MASUDA, (Deceased).... Registration No. 01433..

Re: Catalogue No. 345

Address: 498 East 5th Avenue, Vancouver, B. C.

✓ Legal Description: Lot 8 N¹/₂, Blk. 88, D.L. 264A
(Dwelling)

TITLE AND ENCUMBRANCES.

✓ A. Certificate of Title No. 77657-L Whereabouts: Land Registry Office,
Vancouver.

Registered owner: Francis George Hunter Reg. No.

✓ Property: City of Vancouver, North half (1/2) of Lot 8, Block 88,
District Lot 264A, Group 1, New Westminster District,
Plans 268 and 1771.

B. Charges.

✓ See memorandum of Mr. Ian Macpherson dated May 26/44,
re chain of Title. Also his memo. dated Nov. 3/44.

Registered:

75496-H. 16/10/29. Herbert Copley. R.P. \$1,900.00. Interest 7%.

75497-H. 16/10/29. Seki Masuda. Sub R.P. for \$2,100.00. Interest 7%

79838-H. 25/4/30. Seki Masuda. Assignment of 75496-H.

Note: Balance of Principal owing: \$126.39. Vendor available to give Release.
No bonus required.

✓ Vesting: In Custodian. Filing 34824.

Unregistered: No evidence found.

Taxes: \$48.50 (net) 1943. Pd. in full to Dec. 31, 1943. Arrears: Nil

\$48.89 (net) 1944. Pd. in full to Dec. 31, 1944.

Water: \$7.00 (net) Semi-annually. Pd. in full for 6 mos. ending
Dec. 31/44.

Insurance: \$1,500.00. Expiry date, Oct. 30, 1947.

Assessed Value: Land: \$420.00

Improvements: \$1,100.00

✓ Valuation by Appraiser: \$1,500.00

✓ Amount of Bid: \$1,500.00

Approved by Advisory Committee: Oct. 31, 1944.

✓ Paid as shown in attached letter: \$1500.00 paid in full.

✓ Name of transferee as attached letter: John Francis McCarron,
6056 Battison St., Vancouver.

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding
furniture or equipment) and Mrs. John E.

Rented unfurnished to Mr. Sundberg on a month-to-month basis
at \$28.00 monthly.

Leasehold: (State period, consideration & unusual clauses and whether
including or excluding furniture or equipment)

Nil

Memorandum compiled by:

Chattels: Particulars of those stored on the premises.

Nil

.....
Administration Department

Named Agent:

MASUDA, Seki
498 East 5th Ave., Vancouver, B. C.
Evac. File 10007



Picture Taken May 3, 1943.

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

TELEPHONE MARINE 8284
CABLE ADDRESS "JONREE" VANCOUVER

JOHNSON, REEVE AND WATSON

ESTATE AGENTS

VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES

MEMBERS VANCOUVER REAL ESTATE BOARD

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

10th August, 1943.

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

File No. 18007

Dear Sir:

Catalogue No. 41
Lot 6 of Blocks 68, 71, 72 D.L. 37
5337 Cecil Street

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

Location Poor neighbourhood in South Vancouver with very little building
near this property.

Land 33' x 105' below level of street, no gardening, no fencing.

Building 1 storey frame house 20' x 26', wood foundation 4 rooms, no

halls, 2 rooms plastered, no drainage, not connected to sewer.

Chemical privy. Shingled walls and roof.

Condition Very bad, foundation rotten, roof needs re-shingling, exterior
needs paint, interior dirty.

Rent \$11.

City

Assessment \$220 (Land \$140 Building \$300)

Taxes \$14.50

Appraisal We are of the opinion that the market value of this property
is \$390.

Yours faithfully,

JOHNSON, REEVE & WATSON

per

D. W. Reeves

This Indenture

made in duplicate this fifteenth day of December in the year
of our Lord one thousand nine hundred and thirty-seven

Between

STEWART WILLIAM EDMUND FILE, retired, of 1830 Stephens
Street, in the City of Vancouver, in the Province
of British Columbia.

Insert full
name, address
and occupation
of parties

hereinafter called the "Assignor"
of the First Part

AND

FRANCIS GEORGE HUNTER, dairyman, c/o Crystal Dairy, in
the City of Vancouver, in the Province of British
Columbia

hereinafter called the "Assignee"
of the Second Part

AND

SEKI MASUDA, wife of Tokuhel Masuda, of 498 East 5th
Avenue, in the City of Vancouver, in the Province
of British Columbia

hereinafter called the "Purchaser"
of the Third Part

Whereas, by Agreement for Sale dated the ninth day of October
A. D. 1929 and made between the Assignor and Assignee and Purchaser, the
said Assignor agreed to sell and convey unto the said Purchaser, who therein agreed to purchase
from the said Assignor, the lands therein and hereinafter described, for the sum of Nineteen
Hundred (\$1900.00) ----- Dollars (see slip attached)
subject to the conditions and covenants in said Agreement for Sale contained: AND WHEREAS
And Whereas, there is still owing and unpaid under the said Agreement for Sale the sum of
Eight Hundred and Thirty-eight 24/100 Dollars
together with interest at the rate of Seven per cent. per annum from the tenth
day of September A. D. 1929, which moneys and interest are under said Agreement for
Sale payable to the Assignor in addition to all sums payable under said Agreement.

And Whereas, the said Assignor has agreed to grant and assign the said Agreement for Sale and all
his interests therein and in the said lands, and all money still owing and unpaid under the said
Agreement for Sale unto the Assignee herein.

Now, therefore, this Indenture Witnesseth, that in consideration of the sum of One Dollar and other valuable consideration Dollars of lawful money of Canada now paid by the Assignor (the receipt whereof is hereby by him acknowledged), he the Assignor doth hereby grant, assign and set over unto the Assignee, the said Agreement for Sale together with all moneys due, owing or payable thereunder, and all the right, title, and interest of him the Assignor thereunder and therein.

And this Indenture Further Witnesseth that for the consideration aforesaid, he the Assignor, by these presents doth grant, bargain, sell, assign, transfer and set over unto the Assignee forever, all and singular that certain parcel or tract of land and premises situate, lying and being in the City of Vancouver, in the Province of British Columbia, and more particularly known and described as the North half (N. $\frac{1}{2}$) of Lot Eight (8), of Block Eighty-eight (88), in District Lot Two Hundred and Sixty-four "A" (264-A), Group One (1), New Westminster District according to the registered map or plan of the said subdivision deposited in the Land Registry Office at Vancouver, Province of British Columbia and numbered 268 and 1771.

To have and to hold the said lands and premises unto and to the use of the Assignee forever, subject to the terms, covenants and conditions contained in the said Agreement for Sale.

And the Assignor hereby covenants with the Assignee that there is now due or accruing due and unpaid under the said Agreement for Sale to the Assignor in addition to all other sums payable thereunder the sum of —Eight Hundred and Thirty-eight 24/100— Dollars together with interest thereon at seven per cent. per annum from the day of September A. D. 1937, and that he has done no act nor permitted any act to

incumber the said lands save and except as mentioned in said Agreement for Sale and has not done nor permitted any act, and has been guilty of no omission or laches whereby the said Agreement for Sale has become in part or entirely in anywise impaired or invalid, and he has not released, assigned, hypothecated or discharged the same, nor has any covenant, condition or proviso contained therein, been discharged or waived, nor any breach or non-performance thereof been waived or condoned, and that he will upon request to, perform and execute every act necessary to enforce the full performance of the covenants and other matters contained in the said Agreement for Sale and for the purpose of enforcing all rights of the Assignor in said Agreement for Sale the Assignor hereby nominates, constitutes and appoints the Assignee his true and lawful attorney irrevocable, to use the name of the Assignor in securing the enforcement of all such rights, and doth hereby authorize the Assignee to convey the said lands or the interest of the Assignor therein named, to the Purchaser or such other person, including the Assignee, as may become entitled to a conveyance thereof.

And the Assignor Further Witnesseth and agrees that the Assignee is entitled to the benefit of the said Agreement for Sale and that he will forthwith or as soon as may be pay or cause to be paid to the Assignee the sum of money due, owing or payable by him to the Assignor under the said Agreement for Sale and that he will not do or permit any act to incumber the said lands save and except as mentioned in said Agreement for Sale and has not done nor permitted any act, and has been guilty of no omission or laches whereby the said Agreement for Sale has become in part or entirely in anywise impaired or invalid, and he has not released, assigned, hypothecated or discharged the same, nor has any covenant, condition or proviso contained therein, been discharged or waived, nor any breach or non-performance thereof been waived or condoned, and that he will upon request to, perform and execute every act necessary to enforce the full performance of the covenants and other matters contained in the said Agreement for Sale and for the purpose of enforcing all rights of the Assignor in said Agreement for Sale the Assignor hereby nominates, constitutes and appoints the Assignee his true and lawful attorney irrevocable, to use the name of the Assignor in securing the enforcement of all such rights, and doth hereby authorize the Assignee to convey the said lands or the interest of the Assignor therein named, to the Purchaser or such other person, including the Assignee, as may become entitled to a conveyance thereof.

S.W.E.F.
G.W.T.
P. G. H.

P. G. H.
S.W.E.F.
G.W.T.

And the Purchaser Doth Hereby Acknowledge having received notice of the assignment herein contained and doth acknowledge and admit that the amount owing by him under the said Agreement for Sale is as hereinbefore set out.

And the Purchaser Doth Further Covenant, Promise and Agree to and with the Assignee, that he will pay or cause to be paid to the Assignee, the said sum of money still owing and unpaid under the said Agreement for Sale on the days and times and in the manner therein set forth, and that he will keep, observe and perform all covenants, provisos and agreements therein contained.

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

And it is further agreed that the words "Assignor, Assignee, or Purchaser" wherever used in this Indenture shall include and be binding on, and enure to the benefit of not only the said parties hereto, but also on and to their respective heirs, executors, administrators, successors and assigns.

The attached is a true copy of the Assignment of Agreement for Sale
held by Francis George Hunter dated 15th December, 1937.

September 30th, 1942.

Francis George Hunter
A Notary Public in and for the
Province of British Columbia

In Witness Whereof, the parties hereto have hereunto set their hands and seals

Signed, Sealed and Delivered

IN THE PRESENCE OF

As to signature of Sidney William	Edmund File
Signature and Francis George Hunter	
"Gordon M. Thompson"	
Street Address 518 Howe Street,	"S. W. E. File"
City or Town Vancouver, B. C.	"F. H. Hunter"
Occupation Broker	

ORIGINAL as No. 77657-L
11/8/42

Dated December 15th 1937

SIDNEY WILLIAM EDMUND FILE

-TO-

FRANCIS GEORGE HUNTER

VENDOR'S
Assignment of Agreement
FOR SALE OF LANDS

The Wallace Stationery Co. Ltd., Vancouver, B.C.

GORDON M. THOMPSON
Real Estate - Insurance
513 Howe Street,
Vancouver, B. C.

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

I HEREBY CERTIFY that, on the
day of
in the Province of British Columbia,
(whose identity has been proved by the evidence on
who is personally known to me,
and that he is the person
of the said
and affixed the seal of the
to the said Instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia
IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office,
at
Columbia, this
day of
in the year of our Lord one thousand nine hundred and

ACKNOWLEDGMENT OF OFFICER OF CORPORATION

3 Herby Certify that, on the
day of
in the Province of British Columbia,
(whose identity has been proved by the evidence on
who is personally known to me, appeared before me and acknowledged to me that
the maker thereof, and whose name
subscribed therein as part
of the full age of twenty-one
IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office,
at
British Columbia, this
day of
in the year of our Lord one thousand nine hundred and

FOR MAKER

AFFIDAVIT OF WITNESS
Province of British Columbia
To Wit:
Gordon Maurice Thompson
of Vancouver
make oath and say:
1. I was personally present and did see the within Instrument duly signed and executed by Sidney William Edmund File and Francis George Hunter
2. The said Instrument was executed at Vancouver, B.C.
3. I know the said part 1st and that they are
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 11th
day of January 1938
"P. J. Morrish"
A Notary Public in and for the Province of British Columbia
A Commissioner for taking Affidavits within British Columbia

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.

This Indenture

made in duplicate this 13th day of March in the year
of our Lord one thousand nine hundred and thirty-six

Between

Insert full
name, address
and occupation
of parties

HENRY ENOCH, retired, of 1156 Goodwin Street, in
the City of Victoria in the Province of
British Columbia

hereinafter called the "Assignor"
of the First Part

AND

FINDLEY NORTH, carpenter, of 2263 East 52nd Avenue, in
the City of Vancouver, Province aforesaid

hereinafter called the "Assignee"
of the Second Part

AND

SEKI MASUDA, wife of Tokuhei Masuda, of 498 East
5th Ave., in the City and Province aforesaid

hereinafter called the "Purchaser"
of the Third Part

WHEREAS, by Agreement for Sale dated the ninth day of October
A.D. 1929, and made between the above-named Assignor and Assignee, the said
Assignor agreed to sell and convey unto the said Purchaser, who therein agreed to purchase from the
said Assignor, the lands therein and hereinafter described, for the sum of nineteen hundred
(\$1900.00) dollars ----- Dollars

subject to the conditions and covenants in said Agreement for Sale contained; AND WHEREAS Herbert Copley
has assigned all his right, title and interest in the said agreement on October 19th, 1929
to Seki Masuda

AND WHEREAS, there is still owing and unpaid under the said Agreement for Sale the sum of
Eight Hundred and thirty-eight 24/100 (\$838.24) ----- Dollars
together with interest at the rate of 7 per cent. per annum from the 10th
day of June A.D. 1935, which moneys and interest are under said Agreement for
Sale payable to the Assignor in addition to all other sums payable under said Agreement.

AND WHEREAS, the said Assignor has agreed to grant and assign the said Agreement for Sale and
all his interests therein and in the said lands, and all money still owing and unpaid under the said
Agreement for Sale unto the Assignee herein.

AND THE PURCHASER DOTH HEREBY ACKNOWLEDGE having received notice of the assignment herein contained and doth acknowledge and admit that the amount owing by him under the said Agreement for Sale is as hereinbefore set out.

AND THE PURCHASER DOTH FURTHER COVENANT, PROMISE AND AGREE to and with the Assignee, that he will pay or cause to be paid to the Assignee, the said sum of money still owing and unpaid under the said Agreement for Sale on the days and times and in the manner therein set forth, and that he will keep, observe and perform all covenants, provisos and agreements therein contained.

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

AND it is further agreed that the words "Assignor," "Assignee," or "Purchaser" wherever used in this Indenture shall include and be binding on, and enure to the benefit of not only the said parties hereto, but also on and to their respective heirs, executors, administrators, successors and assigns.

The attached is a true copy of the Assignment of Agreement for sale
held by Francis George Hunter dated 13th of March, 1936.

September 30th, 1942.

Francis George Hunter
A Notary Public in and for the
Province of British Columbia

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals

Signed, Sealed and Delivered

IN THE PRESENCE OF

Signature "Gordon M. Thompson"

Street Address 518 Howe St.

City or Town Vancouver, B. C.

Occupation Broker

"Henry Enoch"

"Findley North"

"S. Masuda"

NOTE: When the person making the statement is personally known to the officer making the statement, write the name, rank and the grade in brackets.

ACKNOWLEDGMENT OF MAKER (INCLUDING MARRIED WOMEN)

I Herby Certify that, on the _____ day of _____, 1941, at _____, in the Province of British Columbia, (whose identity has been proved by the evidence on _____, who is personally known to me, appeared the person mentioned in the annexed instrument as subscribed thereto as part _____ that _____ of the full age of twenty-one years, executed the same voluntarily, and _____ contents thereof, and that _____ the maker thereof, and whose name _____ before me and acknowledged to me that _____ at _____, in the Province of British Columbia, this _____ day of _____, in the Province 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.

AFFIDAVIT OF WITNESS

Province of British Columbia }
To Wit:
Gordon Maurice Thompson
of Vancouver
make oath and say:
1. I was personally present and did see the within instrument duly signed and executed by Henry Knoch and
Philipley North and Seck Masuda
the said instrument was executed at Vancouver, B.C.
2. I know the said part 1 and that they are
3. 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 1st day of April, 1936
"G. W. Thompson"
"J. A. Dunsford"

AFFIDAVIT OF WITNESS

Original Registered as No. 77655-L
Dated 27/8/42 19

Dated 27/8/42 19

—TO—

VENDOR'S

Assignment of Agreement

FOR SALE OF LANDS

The Clarke & Stuart Co. Limited, Law Printers and Stationers
Vancouver, B.C. Form No. 230

NOTE.—When the person giving the acknowledgment is personally known to the officer taking the same, write out the words in brackets.

Attest my hand and the Seal of the Province of British Columbia, this _____ day of _____, 194____, in the year of our Lord one thousand nine hundred and forty

This Indenture

Made in TRIPLIGATE this TWENTY-FIFTH day of APRIL in the year
of our Lord one thousand nine hundred and THIRTY

BETWEEN

JOSEPH NATHANIEL WATKINS (Lumberman) and ANNIE WILLIAMS
(Wife of P. Williams), both of 2257 East 12th Avenue, City
of Vancouver, in the Province of British Columbia, (In
Trust filing #19764).

hereinafter called the "Assignor"
of the First Part

AND

HENRY ENOCH, (Retired Builder), of 1472 East 59th Avenue,
City of Vancouver, in the Province of British Columbia

hereinafter called the "Assignee"
of the Second Part

AND

SEKI MASUDA, (Wife of Tokuhei Masuda), of 498 East 5th Avenue,
in the City of Vancouver, Province of British Columbia

hereinafter called the "Purchaser"
of the Third Part

WHEREAS, by Articles of Agreement dated the Ninth day of October
A.D. 1929 and made between the above-named Assignor of the First Part therein, and the
above-named Purchaser of the Second Part therein, the said Assignor agreed to sell and convey
unto the said Purchaser who therein agreed to purchase from the said Assignor, the lands therein
and hereafter described, for the sum of ----- NINETEEN HUNDRED -----
(\$1,900.00) ----- Dollars subject to the conditions and covenants in
said articles contained:

AND WHEREAS, there is still owing and unpaid under the said Articles of Agreement the sum of
THIRTEEN HUNDRED AND THIRTY-TWO ----- (\$1332.00) ----- Dollars
together with interest at the rate of 7 per cent. per annum from the TWENTY-FIFTH
day of February A.D. 19 30, which moneys and interest are under said Agreement
payable to the Assignor.

AND WHEREAS, the said Assignor has agreed to grant and assign the said Articles of Agree-
ment and all his interests therein and in the said lands, and all moneys still owing and unpaid
under the said Articles of Agreement, unto the said Assignee.

NOW, THEREFORE, THIS INDENTURE WITNESSETH that in consideration of the premises,
and of the sum of THIRTEEN HUNDRED AND THIRTY-TWO (\$1332.00) ----- Dollars of
lawful money of Canada now paid by the Assignee to the said Assignor (the receipt whereof is
hereby by him acknowledged), he the said Assignor doth hereby grant, assign and set over unto
the said Assignee, the said Articles of Agreement, all moneys due, owing or payable thereunder,
and all the right, title and interest of him the said Assignor thereunder and therein.

State Full Name
Address and
Occupation

State Full Name
Address and
Occupation

State Full Name
Address and
Occupation

AND THIS INDENTURE FURTHER WITNESSETH, that for the consideration aforesaid, he the said Assignor, by these presents doth grant, bargain, sell, assign, transfer and set over unto the said Assignee forever, all and singular th at certain parcel or tract of land and premises situate, lying and being in the City of Vancouver

in the Province of British Columbia, and more particularly described as the North half of Lot Eight (N. 1/2 of 8) of Block Eighty-Eight (88), in the Subdivision of District Lot Two Hundred and sixty-

Four "A" (264-"A") Group One (1), New Westminster District, according to the registered plan of the said subdivision deposited in the Land Registry Office at the City of Vancouver, in the Province of British Columbia, and numbered:

268 & 1771.

AND THE SAID PURCHASER DOth HEREBY ACKNOWLEDGE having received notice of the assignment herein contained and doth acknowledge and admit that the amount owing by him under the said Articles of Agreement, is as hereinbefore set out.

AND THE SAID PURCHASER DOth FURTHER COVENANT, PROMISE AND AGREE to and with the said Assignee, that he will pay or cause to be paid to the Assignee, the said sum of money still owing and unpaid under the said Articles of Agreement, on the days and times and in the manner therein set forth, and that he will keep, observe and perform all covenants, promises and agreements therein contained.

day of February A.D. 1930, after making necessary and proper adjustment and that he has done no act nor permitted any act to encumber the said land save and except as mentioned in said agreement, and has not done nor permitted any act, and has been guilty of no omission or laches whereby the said Articles of Agreement have become in part or entirely in any wise impaired or invalid, and he has not released, assigned, hypothecated, or discharged the same, nor has any covenant, condition or proviso contained therein, been discharged or waived, nor any breach nor non-performance thereof been waived or condoned, and that he will upon request do, perform and execute every act necessary to enforce the full performance of the covenants and other matters contained in the said Articles of Agreement, and for the purpose of enforcing all rights of the Assignor in said Agreement the said Assignor hereby nominates, constitutes and appoints the said Assignee his true and lawful attorney irrevocable, to use the name of the said Assignor in securing the enforcement of all such rights, and doth hereby authorize the Assignee to convey the said lands or the interest of the Assignor therein named, to the Purchaser, or such other person, including the Assignee, as may become entitled to a conveyance thereof.

AND THE SAID PURCHASER DOth HEREBY ACKNOWLEDGE having received notice of the assignment herein contained and doth acknowledge and admit that the amount owing by him under the said Articles of Agreement, is as hereinbefore set out.

AND THE SAID PURCHASER DOth FURTHER COVENANT, PROMISE AND AGREE to and with the said Assignee, that he will pay or cause to be paid to the Assignee, the said sum of money still owing and unpaid under the said Articles of Agreement, on the days and times and in the manner therein set forth, and that he will keep, observe and perform all covenants, promises and agreements therein contained.

THIRTEEN HUNDRED and THIRTY-TWO (\$1332.00) - - - - - Dollars, together with interest thereon at Seven per cent. per annum from the Twenty-Fifth

day of February A.D. 1930, after making necessary and proper adjustment and that he has done no act nor permitted any act to encumber the said land save and except as mentioned in said agreement, and has not done nor permitted any act, and has been guilty of no omission or laches whereby the said Articles of Agreement have become in part or entirely in any wise impaired or invalid, and he has not released, assigned, hypothecated, or discharged the same, nor has any covenant, condition or proviso contained therein, been discharged or waived, nor any breach nor non-performance thereof been waived or condoned, and that he will upon request do, perform and execute every act necessary to enforce the full performance of the covenants and other matters contained in the said Articles of Agreement, and for the purpose of enforcing all rights of the Assignor in said Agreement the said Assignor hereby nominates, constitutes and appoints the said Assignee his true and lawful attorney irrevocable, to use the name of the said Assignor in securing the enforcement of all such rights, and doth hereby authorize the Assignee to convey the said lands or the interest of the Assignor therein named, to the Purchaser, or such other person, including the Assignee, as may become entitled to a conveyance thereof.

AND the said Assignor hereby covenants with the said Assignee that there is now due or accruing due and unpaid under the said Articles of Agreement, to the said Assignor the full sum of

TO HAVE AND TO HOLD the said lands and premises unto and to the use of the said Assignee forever, subject to the terms, covenants and conditions contained in the said Articles of Agreement.

AND it is expressly agreed between the parties hereto that all grants, covenants, provisos and agreements, rights, powers, privileges, conditions and liabilities contained in this Indenture shall be read and held as made by and with and granted to and imposed upon the respective parties hereto and their respective heirs, executors, administrators, successors and assigns the same as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places.

The attached Assignment of Agreement for Sale is a true copy of the one held by Francis George Hunter dated 25th April, 1930.

September 30th, 1942.

Edmund Anthony
A Notary Public in and for the
Province of British Columbia

WHEREVER the singular and the masculine are 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 have hereunto set their hands and seals, the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

"Edward Samuel Anthony"
Real Estate & Insurance
338 Pender St. West
Vancouver, B. C.

"Joseph N. Watkins" (Seal)

"Annie Williams" (Seal)

"Henry Enoch" (Seal)

Archibald Beck,
151 Broadway East,
Vancouver, B.C.
Broker

"S. Masuda" (Seal)

State Full Name
Address and
Occupation of
Witness

For Maker

I HEREBY CERTIFY that on the twenty-ninth day of April 19 30
at Vancouver in the Province of British Columbia

Joseph Nathaniel Watkins and Annie Watkins

(whose identity has been proved by the evidence on oath of who is) personally known to me, appeared before me and acknowledged to me that they are the persons mentioned in the annexed instrument as the maker & thereof, and whose names are subscribed thereto as parties and that they know the contents thereof, and that they executed the same voluntarily, and are each of the full age of twenty-one years.

IN TESTIMONY WHEREOF, I have hereunto set my Hand and Seal of Office at Vancouver British Columbia, this 25th day of April in the year of our Lord one thousand nine hundred and thirty

"E. S. Anthony"

(Seal)

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.

Declaration
of Witness

I, _____
of the _____
make oath and say:
1. I was personally present and did see the within instrument duly signed and executed by _____
in the Province of British Columbia,
therein, for the _____
the part _____
purpose named therein.

2. The said instrument was executed at _____
and that _____
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 _____
in the Province of British Columbia, this _____
day of _____ 19 _____

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

W. S. ANTHONY
Notary Public
Real Estate - Insurance
2200 Pender St. Vancouver, B.C.
MOSE CONAN & LATTA LTD. LEGAL FORM PRINTERS
745 BETHUNE STREET, VANCOUVER, B. C.

Block 88
264A

Lot North half of 8

FOR SALE OF LAND

VENDOR'S

R.C.L. Form No. 33

Purchaser

SEKI MASUDA

Assignee

HENRY EMOCH

JOSEPH NATHANIEL WATKINS & ANNE
WILLIAMS Assignor

Dated April 25th 19 30

Declaration
by Attorney

Registered
No.

For
Attorney

I, _____
of the _____
DO SOLEMNLY DECLARE THAT
1. I am the attorney named in the Power of Attorney referred to in the acknowledgment attached hereto.
2. At the time of the execution of the said instrument I had not received any notice or information of the
revocation of the said Power of Attorney by death or otherwise.
AND I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same
force and effect as if made under oath, and by virtue of the CANADA EVIDENCE ACT.

in the Province of British Columbia, this _____
day of _____ A.D. 19 _____

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

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

I HEREBY CERTIFY that on the _____
at _____
in the _____
day of _____ 19 _____
(whose identity has been proven by the evidence on oath
who is) personally known to me, appeared before me
and acknowledged to me that he is the person who subscribed the name of
to the annexed instrument as the maker thereof, that the said
is the same person mentioned in the said instrument as
the maker thereof, and is still alive to the best of his belief, and that he, the said
knows the contents of the said instrument and subscribed the name of the said
therein voluntarily as the free act and deed of the said
under authority of a power of attorney which has not been revoked.
IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office at
British Columbia, this _____
day _____
in the year of our Lord one thousand
nine hundred and _____

This Indenture

made in duplicate this 22nd day of June in the year
of our Lord one thousand nine hundred and thirty-six

Between

Insert full
name, address
and occupation
of parties

FINDLEY NORTH, carpenter, of 2263 East 52nd
Avenue, in the City of Vancouver, Province
of British Columbia

hereinafter called the "Assignor"
of the First Part

AND

SIDNEY WILLIAM EDMUND FILE, retired, of 1830
Stephens Street, in the City of Vancouver,
Province of British Columbia

hereinafter called the "Assignee"
of the Second Part

AND

SEKI MASUDA, wife of Tokuhei Masuda, of 498 East
5th Avenue, in the City and Province aforesaid

hereinafter called the "Purchaser"
of the Third Part

Whereas, by Agreement for Sale dated the ninth day of October
A. D. 1929, and made between the above-named Ellen Watkins and Herbert Copley,
Ellen Watkins Assignor and the above-named Purchaser, the

AND WHEREAS the said Herbert Copley has assigned to Seki Masuda all his right, title
and interest in the said agreement on October 19, 1929.

AND WHEREAS by Agreement made April 25, 1930, the Executors of the said Ellen Watkins
did assign and transfer to Henry Enoch the said agreement dated October 9, 1929, together
with the lands therein described and all monies due thereunder.

AND WHEREAS by Agreement made March 6, 1936, the said Henry Enoch did assign and
transfer to Findley North the said agreement dated October 9, 1929, together with the
lands therein described and all monies due thereunder.

together with interest thereon at _____ per annum, together with the cost of collection, to be paid by the Assignee to the Assignor on the _____ day of _____ A. D. 19 36, and that he has done no act nor permitted any act to be done which would in any way prejudice the rights of the Assignor in said lands save and except as mentioned in said Agreement for Sale and has not done or permitted any act, and has been guilty of no omission or breach whereby the said Agreement for Sale has become in part or entirely in anywise impaired or invalid, and he has not released, assigned, hypothecated, or discharged the same, nor has any covenant, condition or proviso contained therein, been discharged or waived, nor any breach or non-performance thereof been waived or condoned, and that he will upon request to, perform and execute every act necessary to enforce the full performance of the covenants and other matters contained in the said Agreement for Sale and for the purpose of enforcing all rights of the Assignor in said Agreement for Sale the Assignor hereby nominates, constitutes and appoints the Assignee his true and lawful attorney irrevocable, to use the name of the Assignor in securing the enforcement of all such rights, and doth hereby authorize the Assignee to convey the said lands or the interest of the Assignor therein named, to the Purchaser or such other person, including the Assignee, as may become entitled to a conveyance thereof.

Now, therefore, this Indenture Witnesseth, that in consideration of the premises, and of the sum of One Dollar and other valuable consideration - - - - - Dollars of lawful money of Canada now paid by the Assignee to the Assignor (the receipt whereof is hereby by him acknowledged), he the Assignor doth hereby grant, assign and set over unto the Assignee, the said Agreement for Sale together with all moneys due, owing or payable thereunder, and all the right, title, and interest of him the Assignor thereunder and therein.

And this Indenture Further Witnesseth that for the consideration aforesaid, he the Assignor, by these presents doth grant, bargain, sell, assign, transfer and set over unto the Assignee forever, all and singular that certain parcel or tract of land and premises situate, lying and being in the City of Vancouver, in the Province of British Columbia, and more particularly known and described as the North half (N. $\frac{1}{2}$) of Lot Eight (8), of Block Eighty-eight (88), in District Lot Two Hundred and sixty-four "A" (264-A), Group On a (1), New Westminster District, according to the registered map or plan of the said subdivision deposited in the Land Registry Office at Vancouver, B. C. and numbered 268 and 1771.

And the Purchaser Doth Hereby Acknowledge having received notice of the assignment herein contained and doth acknowledge and admit that the amount owing by him under the said Agreement for Sale is as hereinbefore set out.

And the Purchaser Doth Further Covenant, Promise and Agree to and with the Assignee, that he will pay or cause to be paid to the Assignee, the said sum of money still owing and unpaid under the said Agreement for Sale on the days and times and in the manner therein set forth, and that he will keep, observe and perform all covenants, provisos and agreements therein contained.

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

And it is further agreed that the words "Assignor, Assignee, or Purchaser" wherever used in this Indenture shall include and be binding on, and enure to the benefit of not only the said parties hereto, but also on and to their respective heirs, executors, administrators, successors and assigns.

The attached Assignment of Agreement for Sale is a true copy of the one held by Francis George Hunter, the assignee, dated 22nd June, 1936.

September 30th, 1942.

David Verchere
A Notary Public in and for the
Province of British Columbia

In Witness Whereof, the parties hereto have hereunto set their hands and seals

Signed, Sealed and Delivered

IN THE PRESENCE OF

Signature David Verchere
789 West Pender St.
Street Address Vancouver, B. C.
Solicitor
City or Town Witness to the signature of
Findley North
Occupation _____

"Findley North"

"S. W. E. Filds"

NOTE.—Where the person making the acknowledgment is personally known to the Officer taking the same, either on the spot or by letter, a Commissioner for taking Affidavits within British Columbia.

I HEREBY CERTIFY that, on the _____ day of _____ 19____, at _____ in the Province of British Columbia, (whose identity has been proved by the evidence on oath of _____ who is) personally known to me, who subscribed his name to the annexed Instrument as _____ to the said Instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

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 _____

ACKNOWLEDGMENT OF OFFICER OF CORPORATION

COPY
Original Registered as No. 77656-1
27/8/12

Dated _____ 19____

—TO—

VENDOR'S
Assignment of Agreement
FOR SALE OF LANDS
The Western States Co. Ltd., Vancouver, B. C.

AFFIDAVIT OF WITNESS

I, _____ of the _____ Province of British Columbia, do hereby certify that, on the _____ day of _____ 19____, at _____ in the Province of British Columbia, this _____ day of _____ 19____, I was personally present and did see the within instrument duly signed and executed by _____ the part _____ thereto, for the purposes named therein.

2. The said instrument was executed at _____, and that _____, I know the said part _____, and that _____, I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at _____ in the Province of British Columbia, this _____ day of _____ 19____

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

FOR MAKER

I HEREBY CERTIFY that, on the _____ day of _____ 19____, at _____ in the Province of British Columbia, (whose identity has been proved by the evidence on oath of _____ who is) personally known to me, appeared before me and acknowledged to me that he is _____ the person mentioned in the annexed Instrument as _____ subscribed thereto as part _____, that he knows the contents thereof, and that he executed the same voluntarily, and _____ IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at _____ in the Province of British Columbia, this _____ day of _____ 19____, at _____ in the year of our Lord one thousand nine hundred and _____

NOTE.—Where the person making the acknowledgment is personally known to the Officer taking the same, either on the spot or by letter, a Commissioner for taking Affidavits within British Columbia.

ARTICLES OF AGREEMENT

made in Triplicate the 11th day of October in the year of our Lord one thousand nine hundred and Twenty-nine.

BETWEEN HERBERT COPLEY, "Broker" of No. 1337-11th Avenue-West,
In the City of Vancouver, Province of British Columbia.

hereinafter called the "Vendor" of
the one part

AND

SEKI MASUDA, "Wife of Tokuhei Masuda " Cook, of No.
5327 Cecil Street, In the City of Vancouver, Province
of British Columbia.

hereinafter called the "Purchaser" of
the other part.

WHEREAS the Vendor agrees to sell to the Purchaser and the Purchaser agrees to purchase of and from the Vendor the land, hereinafter mentioned, that is to say; ALL AND SINGULAR that certain parcel or tract of land and premises situate in the City of Vancouver, Province of British Columbia, and more particularly known and described as Lot

North half of Lot Eight, (N $\frac{1}{2}$ of 8)

of Block numbered Eighty-eight, (88)

in sub-division of District Lot No. Two hundred and sixty-four
"A", (264 A)

Group One (1), New Westminster district, according to the registered map of said sub-division deposited in the Land Registry Office, at the City of Vancouver, in the said Province and numbered 268 and 1771

TOGETHER with all the privileges and appurtenances thereto belonging at or for the price or sum of Two thousand one hundred-----Dollars of (\$2,100.00) of lawful money of Canada payable in manner and on the days and times hereinafter mentioned, that is to say: the sum of Seven hundred-----Dollars (\$700.00) on the execution of this Agreement (the receipt whereof is hereby acknowledged by the Vendor/, and the balance as follows: The remaining balance of Fourteen hundred(\$1400.00) dollars to be paid in equal consecutive monthly payments of Twenty-five(\$25.00) dollars each which shall include interest at the rate of Seven per cent per annum on the 15th day of each and every month until the whole of the purchase price and interest is fully paid, The first of such aforesaid monthly payments to be due and payable on the 15th day of November 1929.

TOGETHER with interest on the monies from time to time owing under this Agreement, at the rate of Seven per cent (7%) per annum payable monthly as aforesaid.

ALWAYS PROVIDED, HOWEVER, that the Purchaser may at any time within the above-mentioned period pay any portion thereof over amounts required by this Agreement or the balance of the purchase price and interest thereon to the date of such payments, unless this Agreement is rendered null and void as hereinafter provided.

NOW IT IS HEREBY AGREED by the parties hereto, in the manner following, that is to say: The Purchaser DOES COVENANT, to and with the Vendor, that he shall well and truly pay to the Vendor the sums of money above mentioned, together with the interest thereon at the rate as aforesaid, both before and after maturity, on the days and times in manner above mentioned:

AND also shall pay and discharge all taxes, rates and assessments wherewith the said land may be rated or charged from and after this date and all instalments of principal and interest of local improvements taxes and assessments now rated and charged, or hereafter rated and charged, against the said lands including proportion of this year's taxes and charges from date of this Agreement:

PROVIDED that should the Vendor pay the said taxes the same shall be repayable forthwith by the Purchaser, with interest at the rate of Seven per cent, per annum from the date of such payment being made by the Vendor.

AND will insure and keep insured in the name of the Vendor any buildings which may be on said lands at this date, in a Company to be named by the Vendor, to their full insurable value; and will pay the Vendor all sums of money that may be paid by him for insurance premiums in respect of fire insurance on buildings on said premises during the currency of this Agreement, and the Vendor shall hold a charge or lien against the lands and premises for the amounts so paid, together with interest as well after as before maturity of this Agreement, at the rate of Seven per cent per annum from the date of each payment.

AND it is further agreed that in the event of such insurance becoming payable through satisfaction of loss, the Vendor, upon receiving such insurance, shall treat the same as a payment on the property, which shall be credited to the Purchaser on this Agreement and will pay or cause to be paid to the Purchaser that part of such insurance remaining after retaining only sufficient to satisfy the Vendor's claims under this Agreement.

IN CONSIDERATION WHEREOF, and on payment of the said sums of money, with interest thereon as aforesaid, and the surrender of this Agreement, the Vendor does COVENANT with the Purchaser, to convey and assure, or cause to be conveyed and assured, to the Purchaser, by a good and sufficient Deed in fee simple, ALL the said piece or parcel of land above described, together with the appurtenances thereto belonging or appertaining, FREED and DISCHARGED FROM ALL INCUMBRANCES, except rates, taxes and assessments, from and after this date, and instalments of local improvements, taxes and assessments, but subject to the conditions and reservations in the original grant thereof from the Crown, and such Deed shall be prepared by the Vendor at the expense of the Purchaser and shall contain the usual statutory covenants and the Vendor will then assign to the Purchaser any Insurance Policies then not matured on said buildings.

AND ALSO shall and will suffer and permit the Purchaser to occupy and enjoy the said lands until default be made in the payment of the said sums of money above mentioned or the interest thereon, or any part thereof, on the days and times and in the manner above mentioned subject, nevertheless, to impeachment for voluntary or permissive waste.

AND it is expressly agreed that time is to be considered the essence of this Agreement, and unless the payments above mentioned are punctually made at the time and in the manner above mentioned, and as often as any default shall happen in making such payment, the Vendor may at his option and in addition to his other remedies hereinafter give to the Purchaser thirty days' notice in writing, demanding payment thereof, and in case any such default shall continue these Presents shall at the expiration of such notice

(if the Vendor shall so elect) be null and void and of no effect, and the Vendor shall be at liberty to repossess, re-sell and convey the said lands to any Purchaser thereof, and all the monies paid hereunder shall be absolutely forfeited to the Vendor as liquidated and ascertained damages. The said notice shall be well and sufficiently given if delivered to the Purchaser or mailed under registered cover addressed to the Purchaser at

No. 498 5th Avenue East, Vancouver, B.C.
or at such other address as the Purchaser shall from time to time specify in writing to the Vendor.

THE VENDOR shall have the right at all times and without the consent of the Purchaser, to assign or transfer all his right, title and interest in this Agreement for Sale and in the lands herein described to any person whatsoever; and it is agreed that the Vendor shall forthwith give notice thereof in writing to the Purchaser specifying the name of such person and the full address at which subsequent payments hereunder shall be made by the Purchaser.

THE PURCHASER shall examine the title at his own expense. THE VENDOR shall not be bound to furnish any abstract of title, or produce any deeds, declarations or other evidences of title, except those in the possession or control of the Vendor, and copies of the title deeds in the possession of the Vendor will only be furnished at the expense of the Purchaser.

AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisos and agreements, rights, powers, privileges, conditions and liabilities contained in this Agreement shall be read and held as made by and with, and granted to and imposed upon, the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, the same as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places.

IN THE EVENT of this Agreement being registered and in the event of default being made in any such payment or in respect of any of the covenants herein contained, whether before or after such registration, it is expressly agreed that the Vendor shall be at liberty to cancel, remove and determine such registration or production to the Registrar of a satisfactory declaration that such default has occurred and is then continuing at the date of such production.

AND IT IS FURTHER AGREED that the taking of a Judgment or Judgments or any of the covenants herein contained shall not operate as a merger of such covenants or affect the Vendor's right to interest at the rate and at the time aforesaid.

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

IN WITNESS WHEREOF, the said parties have hereunto set thier hands and seals the day year first above written.

SIGNED SEALED AND DELIVERED
By the Vendor in the Presence of

H. Copley

SEAL

State Full
Name Address
and Occupation
of Witness.

Archibald Beek
151 Broadway-East
Vancouver, B.C.
BROKER

SIGNED SEALED AND DELIVERED
BY THE PURCHASER IN THE PRESENCE OF

State full
Name Address
and Occupation
of Witness

Archibald Beck
151 Broadway E.
VANCOUVER, B.C.
Broker

S. Masuda

Seal

FOR MAKER

I HEREBY CERTIFY that on the Eleventh day of October, 1929
at Vancouver in the Province of British Columbia
Herbert Copley (whose identity has been proved by the evidence
on oath of who is) personally known to me, appeared before me
and acknowledged to me that he is the person mentioned in the
annexed instrument as the maker thereof, and whose name is
subscribed thereto as part and that he know the contents thereof,
and that he executed the same voluntarily, and is of the full age
of twenty-one years. A.B.

IN TESTIMONY WHEREOF I have hereunto set my
Hand and Seal of Office at Vancouver British
Columbia, this 11th day of October in the year
of our Lord one thousand nine hundred and
twenty nine.

A. BECK

A Notary Public in and for the Province
of British Columbia.

A Commissioner for taking affidavits
within British Columbia

A.B.

SEAL OF ARCHIBALD BECK
NOTARY PUBLIC
B. C.

I HEREBY CERTIFY that this paper
writing is a true copy of an original
document deposited in the Land Registry
Office at the City of Vancouver as an
agreement for Sale and registered under No.
95197L.

DATED at the Land Registry Office
Vancouver, B.C. this 7th day of October,
1942.

Compared by

EP 217

W. Brown
REGISTRAR

This Indenture

Made the Fifth----- day of January----- in the year of our Lord one thousand nine hundred and forty-five.

In Pursuance of the "Short form of Deeds Act"

Between

FRANCIS GEORGE HUNTER (Fisherman) of 232 East 49th Ave.
Vancouver, British Columbia.

(hereinafter called the "Grantor")

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

AND

SEKI MASUDA (Wife of Tokuhei Masuda) care of Custodian of
Enemy Property, 675 W. Hastings St., Vancouver,
British Columbia.

(hereinafter called the "Grantee")

Witnesseth, that, in consideration of EIGHT HUNDRED and THIRTY-EIGHT DOLLARS
and FORTY CENTS (\$838.40)-----

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, hath 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 the North HALF of Lot EIGHT (N.½
Lot 8), Block EIGHTY-EIGHT (88), District Lot TWO HUNDRED and SIXTY-FOUR
"A" (264-A), Group ONE (1), New Westminster District, according to
a registered map or plan deposited in the Land Registry Office at
the City of Vancouver, Said Province and numbered 268 and 1771.

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

Edward J. Thompson
Real Estate & Insurance
338 PENDER ST. WEST
VANCOUVER, B.C.
Occupation of Witness

Francis J. Hunter

FOR WITNESS

PROVINCE OF BRITISH COLUMBIA
To Wit:

I,
of

of the
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 the part thereto, for the purposes named therein.
2. The said instrument was executed at
3. I know the said part, and that 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

in the Province of British Columbia, this
day of , 194 }

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

FOR MAKER (INCLUDING MARRIED WOMEN)

I HEREBY 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 maker thereof, and whose name

the person mentioned in the annexed instrument as
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,
in the Province of

at
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.

ACKNOWLEDGMENT OF OFFICER OF A CORPORATION

I HEREBY CERTIFY that, on the _____ day of _____, 1945, at _____ in the Province of British Columbia, (whose identity has been proved by the evidence on oath of _____, who is) personally known to me, and that he is the person of the said _____ and affixed the seal of the _____ to the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, _____ 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.—When the person making the acknowledgment is personally known to the officer taking the same, write out the words in brackets.

Deed of Land

The Clerk & Court Co., Limited, Law Printers and Stationers
Vancouver, B.C. Form No. 2

N. 2 Lot 8.
Blk 88.
D.L. 264-A.
Group 1, N.W.D.
Plans: 268 & 1771.

TO

SEKI MASUDA

FRANCIS GEORGE HUNTER

January 5, 1945.

FOR ATTORNEY

I HEREBY CERTIFY that, on the _____ day of _____, 1945, at _____ in the Province of British Columbia, (whose identity has been proved by the evidence on oath of _____, who is) personally known to me, and acknowledged to me that he is the person who subscribed the name of _____ to the annexed Instrument as the maker thereof, that the said _____ is the same person mentioned in the said Instrument as the maker thereof, and is still alive to the best of his belief, and knows the contents of said Instrument, and subscribed the name of the said _____ as the free act and deed of the said _____ attorney which has not been revoked.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, _____ 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.—When the person making the acknowledgment is personally known to the officer taking the same, write out the words in brackets.

DECLARATION BY ATTORNEY

I, _____ of the _____ in the Province of British Columbia, DO SOLEMNLY DECLARE THAT

1. I am the attorney named in the Power of Attorney referred to in the acknowledgment attached hereto.

2. At the time of the execution of the within instrument I had not received any notice or information of the revocation of the said Power of Attorney by death or otherwise.

AND I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the CANADA EVIDENCE ACT.

DECLARED before me at _____ in the Province of _____ this _____ day of _____, A.D. 1945

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

OFFICE OF THE CUSTODIAN
NATURE OF ENCUMBRANCE

ASSIGNMENT OF
AGREEMENT FOR SALE

File No.

10007

RECEIVED

Name of Owner of Property

MASUDA, Seki (Mrs. Tokuhel)

Reg. No.

01433

OCT 28 1942

473 - East 6th Avenue, Vancouver, B. C.

Occupation

Housewife

Age

62

Registered Owner of Property

Francis George Hunter

C.T.No.

77657-L

Property:

Property Address

Mun.

Vancouver, B.C.

Legal Description

N. 1/2 Lot 8, Block 88, D.L. 264A, Plans 268 and 1771

L.R.O.

SEE OVER

Nature of interest

Owner by way of right to purchase

Particulars of Encumbrance:

Date

15th December, 1937

Parties to document:

(SEE OVER)

Name

Francis George Hunter, dairyman, c/o Crystal

Address

Dairy, Vancouver, B. C., (1803 Commercial Dr.)

Assignee

Name

Seki MASUDA

Purchaser

Address

498 E. 5th Ave., Vancouver, B.C.

Principal Amount

\$838.24

Terms of Payment

The balance payable in equal consecutive monthly payments of \$25.00

each, which shall include interest at the rate of 7% on the 15th day of each month

and every month until the whole of the purchase price and

interest is fully paid.

Principal \$553.84

Interest paid to 10 Sept. 1942

Balance owing as at this date

\$553.84

Standing of Taxes:

Arrears

Current \$48.50

Insurance:

(1) Agent

F.S. ANTHONY

Company

Policy No.

229526

Amt. 15.00

Prem

7.50

Exp. Date

Oct. 30th 1944

(2) Agent

Company

Ensign Insurance Co.

Policy No.

Amt

Prem

Exp. Date

Nature, particulars and whereabouts of unregistered documents, if any:

Dated at Vancouver, B.C.

this

27th

day of

October

A.D. 1942.

CERTIFIED CORRECT:

Francis George Hunter

(Signature)

This Indenture

Made in the eighth day of December in the year of our Lord one thousand nine hundred and thirty-two

IN PURSUANCE OF THE REAL PROPERTY CONVEYANCE ACT

BETWEEN

ELIZABETH McBRIDE, Spinster, of 1270 Nelson Street, in the City of Vancouver, in the Province of British Columbia.

(hereinafter called the Grantor)

AND

SEKI MASUDA, Wife of Tokehei Masuda, of 763 Hastings Street East (Rear) in the City of Vancouver, in the Province of British Columbia.

(hereinafter called the Grantee).

WITNESSETH that in consideration of and for the sum of

EIGHT HUNDRED AND FIFTY (\$50.00)-----

Dollars of lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof is hereby by him acknowledged), 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, in the Province of British Columbia, and more particularly known and described as:

Lots FIVE (5), and SIX (6), of Blocks SIXTY-EIGHT (68), SEVENTY-ONE (71), and SEVENTY-TWO (72), of District Lot THIRTY-SEVEN (37), Group ONE (1), New Westminster District, according to the registered map or plan of said sub-division deposited in the Land Registry Office at the City of Vancouver, in the Province of British Columbia, and numbered 2053.

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, rights, title, interest, property, claim and demand of 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, provisions, and conditions expressed in the original grant thereof from the Crown; and subject to all taxes, rates, and local improvement assessments whether already or hereafter assessed.

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 the said Grantee shall have quiet possession of the said lands, free from all encumbrances.

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 CLAIMS upon the said lands.

WHEREVER the singular and masculine are 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.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

"Harvey Gale Watson"

5070 Joyce Street,

Vancouver, B.C.

Broker

"Elizabeth McBride"

I HEREBY CERTIFY that on the

at

day of
of

19

THE ATTACHED IS A TRUE COPY OF THE DEED OF LAND BETWEEN SEKI
MASUDA AND ELIZABETH McBRIDE DATED DECEMBER 8th, 1932.

[Signature]

A Notary Public in and for the
Province of British Columbia

FEBRUARY 20, 1943.

For the
Secretary
or other
Officer of a
Corporation

in the
of
evidence on the oath of
me and acknowledged to me that he is the

annexed Instrument, as
of the

and that he is the person who subscribed his name to the
and affixed the seal
to the said Instrument, that he was first duly authorized
to subscribe his name as aforesaid, and to affix the said seal to the said Instrument, and that such Corporation is
legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office,
at
this day of
one thousand nine hundred and

British Columbia,
in the year of our Lord

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.

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

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

A.D. 19

in the Province of British Columbia, this

DECLARED before me at

force and effect as if made under oath, and by virtue of the CANADA EVIDENCE ACT.

AND I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same

2. At the time of the execution of the said instrument I had not received any notice or information of the

1. I am the attorney named in the Power of Attorney referred to in the acknowledgment attached hereto.

DO SOLEMNLY DECLARE THAT

of

in the Province of British Columbia,

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

nine hundred and

of

in the year of our Lord one thousand

day

British Columbia, this

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office at

under authority of a power of attorney which has not been revoked.

thereto voluntarily as the free act and deed of the said

knows the contents of the said instrument and subscribed the name of the said

the maker thereof, and is still alive to the best of his belief, and that he, the said

is the same person mentioned in the said instrument as

to the annexed instrument as the maker thereof, that the said

and acknowledged to me that he is the person who subscribed the name of

who is personally known to me, appeared before me

(whose identity has been proven by the evidence on oath

of

in the

I HEREBY CERTIFY that on the

day of

is

Dated December 8th 1932

ELIZABETH McBRIDE

TO

SEKI MASUDA

B.C.L. Form No. 1

Deed of Land

SITUATE IN

the City of Vancouver

Lots 5 & 6

Blocks 68, 71 & 72,

D.L. 37, Map 2053.

COLLINGWOOD REALTY

5103 Joyce Road, Dex. 0253.

ROSE COWAN & LATTALD, LEGAL FORM PRINTERS
748 BETHUNE STREET, VANCOUVER, B. C.

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

"J.B. Allan" J.P.

is 32

day of

in the Province of British Columbia, this

SWORN before me at

1. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

2. I know the said party, and that she is of the full age of twenty-one years.

3. The said instrument was executed at Vancouver, B.C.

purpose named therein.

Elizabeth McBride,

the party

therein, for the

1. I was personally present and did see the within instrument duly signed and executed by

make oath and say:

of the City of Vancouver

in the Province of British Columbia,

Declaration
of Witness

Declaration
by Attorney

No.
Registered

For
Attorney

The Custodian

586 Royal Bank Bldg.

675 W-Hastings St.

Vancouver.

3436 Point Grey Road

Vancouver.

July 17th 1943.

No. 41

10007

Dear Sir.

I hereby offer you \$350⁰⁰
Three Hundred and Fifty Dollars
Cash for 41 in your Catalogue,
Known as 5337 Cecil St. and
enclose certified cheque for \$35⁰⁰.

The Collingwood Realty furnished me
with information about this property.

Yours truly

(Mrs) Daisy Smith.

OK-41/

332

OK-31

Enclosed

STATEMENT RE SALE OF:

Name: **NASUDA, Sora** #01433Catalogue No: **345**File No: **10007**Street Address: **496 East 5th Avenue, Vancouver, B. C.**Legal Description: **S W 1/2 22/264A**Date of Sale and Adjustments **November 23, 1944.**

Sale Price		1,500.00
Real Estate Agents Commission	\$ 75.00	
Charge for Valuation	5.00	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	7.00	
Encumbrances:	72.50	
Unpaid Vendor		
Mortgage		
Arrears of Taxes		
Other charges		
Adjustments:		7.34
Fire Insurance		
Taxes		5.09
Water		1.45

\$ 163.80**1,513.88**

Net Proceeds credited to your account

as of Nov. 23/44

\$1,350.08**July 12, 1945.**

Date:.....

George Peters

Compiled by:.....

(Files 10007, Seki MASUDA (Mrs. Tokuhel), Reg. No. 01433.
1575, Tokuhel MASUDA (Husband of Mrs. Seki MASUDA), Reg. No. 01428.

Summarized Statement of the account of Seki MASUDA, Deceased.

		Debit	Credit	Balance
1942				
	Oct. 9 LBO G/E	\$ 3.00		
	Nov. 20 Rents collected (4 Mos. @ \$11.)	4.00	44.00	
	Agents comm.	9.55		
	Water to 31 Dec. 42			
			88.00	
1943				
	Aug. 5 Rents collected (8 Mos. @ \$11.)	8.00		
	Agents comm.	10.30		
	Water	2.95		
	Verandah repairs	72.40		
	Taxes arrears	14.80		
	" 1943			
	Registrar of deed (McBride to you)	5.70		
	19 Balance rent to date, nett.		11.55	
	Cr. re S/P		332.43	
1944				
	June 23 1944 taxes Lot 8	48.89		
	Oct. 3 Payts. on a/s	115.00		
	Rents collected (5 Mos. @ \$28.)	7.50	140.00	
	Agents comm.	7.00		
	Water	7.50		
	Fire Ins. premium	5.00		
	Preparing Deed			
			17.34	
	Nov. 23 Balance rents to date, nett.		1350.08	
	Cr. re S/P			
		321.59	1983.40	1661.81 Cr.

STATEMENT RE SALE OF:

Name: SASUDA, Seki #01433

Catalogue No: 41

File No: 10097

Street Address: 5337 Cecil Street, Vancouver, B. C.

Legal Description: 6/68, 71, 72/37/1/2053

Date of Sale and Adjustments August 19, 1943.

Sale Price		\$ 350.00
Real Estate Agents Commission	\$ 17.50	
Charge for Valuation	5.00	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	3.50	

Encumbrances:

~~Unpaid Vendor~~~~Mortgage~~~~Arrears of Taxes~~~~Other charges~~

Adjustments:

Fire Insurance	3.12
Taxes	5.95
Water	3.76

30.00

362.43

Net Proceeds credited to your account

As of Aug. 19/43

8332.43

Date:..... July 12, 1945.

Compiled by:..... George Peters

(Files 10007, Seki MASUDA (Mrs. Tokuhel), Reg. No. 01433.
 1875, Tokuhel MASUDA (Husband of Mrs. Seki MASUDA), Reg. No. 01428.

Summarised Statement of the account of Seki MASUDA, Deceased.

1942			Debit	Credit	Balance
Oct. 9	LRO G/E		\$ 3.00		
Nov. 20	Rents collected (4 Mos. @ \$11.)			44.00	
	Agents comm.		4.00		
	Water to 31 Dec. 42		9.55		
1943					
Aug. 6	Rents collected (8 Mos. @ \$11.)			88.00	
	Agents comm.		8.00		
	Water		10.30		
	Verandah repairs		2.95		
	Taxes arrears		72.40		
	" 1943		14.80		
	Registrar of deed (McBride to you)		5.70		
19	Balance rent to date, Nett.			11.55	
	Cr. re S/P			332.43	
1944					
June 23	1944 taxes Lot 8		48.89		
Oct. 3	Payts. on a/s		115.00		
	Rents collected (5 Mos. @ \$28.)			140.00	
	Agents comm.		7.50		
	Water		7.00		
	Fire Ins. premium		7.50		
	Preparing Deed		5.00		
Nov. 23	Balance rents to date. Nett.			17.34	
	Cr. re S/P			1350.08	
			321.59	1983.40	1661.81 Cr.

Catalogue No. 345,
File No. 10007,
498 E. 5th Ave., Vancouver, B.C.
W 8/88/264A

March 3rd, 1945

JOHN FRANCIS McCARRON

(purchaser)

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at November 23, 1944)

	DEBIT	CREDIT
Purchase price	\$1500.00	
Cheques received		1500.00
<u>Amount of rent collected</u>		
November 23rd to November 30th		
7/30 x 26.60		6.21
December & January - 2 months @ 26.60		53.20
Registration fees on deed - \$1500.00	7.25	
Insurance premium - 97.8% x 7.50	7.34	
Water paid to December 31st, 1944		
38/184 x 7.00	1.45	
Purchaser's proportion of 1944 taxes		
38/365 x 48.89	5.09	
Balance owing to purchaser	38.28	
	<u>\$1559.41</u>	<u>1559.41</u>

BALANCE OWING TO PURCHASER - \$38.28

File No. 10007.
Catalogue No. 345.

March 9th, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cruser

Seki NASUDA
City of Vancouver
N. $\frac{1}{2}$ of Lot 8, Blk. 88, D.L. 264A,
Sp. 1. N.S.D. Plans 268 and 1771.

With reference to the above property which was recorded in the Vancouver Land Registry Office, January 8th, 1945, we attach herewith the following documents in connection therewith.

1. Copy of application number 116350-L, dated January 8th, 1945, registering a Deed from Francis George Hunter to Seki NASUDA.
2. Copy of application number 116351-L, dated January 8th, 1945, registering the property in the name of the Custodian (Transmission).
3. Copy of application number 116352-L, dated January 8th, 1945, registering the property in the name of John Francis McCarron (Deed).
4. Duplicate of Transmission dated December 22nd, 1944.
5. Duplicate of Deed dated December 22nd, 1944 - Secretary of State to John Francis McCarron.
6. Post card acknowledgment dated March 8th, 1945, from the Vancouver Land Registry Office, No. 116352-L.

Please note that Title number 116352-L has been cancelled.
New Title number 117018-L.

S. Peters

DAC:JS
Atch.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

508 ROYAL BANK BLDG.
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. 16087, 1675

July 30th, 1945.

S. I. Moore, Esq.,
Official Administrator,
Court House,
Vancouver, B. C.

Dear Sir:

Re: Estate of Seki NAGURA, deceased

With reference to the correspondence we have had with you in connection with the above and particularly referring to our letter of 6th November, 1944, we enclose the following statements:

1. Statement showing net proceeds credited to the Estate of the above from the sale of the real property at 498 East 5th Avenue, Vancouver. Legal description as shown on the statement. Amount credited \$1,390.08.
2. Statement relating to 5337 Cecil Street, Vancouver. Legal description as shown in statement. Amount credited \$332.43.
3. Statement of Account of Seki NAGURA, deceased, showing a credit balance in our books of \$1,661.51. It will be observed that this statement includes the two net proceeds of sales figures mentioned above.

In due course we shall be glad to receive Notarial Copy of Letters of Administration etc.

Thanking you,

Yours faithfully,

P. Doust,
Administration Department.

PD:013
Encl.

PHONE PACIFIC 6121
PLEASE REFER TO
FILE No. 10007, 1875

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

506 ROYAL BANK BLDG.
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

July 30th, 1945.

S. A. Moore, Esq.,
Official Administrator,
Court House,
Vancouver, B. C.

Dear Sir:

Re: Estate of Soki MASUDA, Deceased

With reference to the correspondence we have had with you in connection with the above and particularly referring to our letter of 8th November, 1944, we enclose the following statements:

1. Statement showing net proceeds credited to the Estate of the above from the sale of the real property at 498 East 5th Avenue, Vancouver. Legal description as shown on the statement. Amount credited \$1,390.08.
2. Statement relating to 5337 Cecil Street, Vancouver. Legal description as shown in statement. Amount credited \$332.43.
3. Statement of Account of Soki MASUDA, deceased, showing a credit balance in our books of \$1,661.81. It will be observed that this statement includes the two net proceeds of sales figures mentioned above.

In due course we shall be glad to receive Notarial Copy of Letters of Administration etc.

Thanking you,

Yours faithfully,

P. Doust,
Administration Department.

PD:O'B
Encl.

PHONE: MARINE 9538

Rec'd	OCT 31 1944
File No.	1000 7
Ans.	<i>[initials]</i>
Referred	<i>Peters</i>

McCARRON & HAWBOLT

REAL ESTATE AND INSURANCE

HOMES : FARMS : APARTMENTS

350 WEST PENDER STREET
VANCOUVER, B. C.

Oct. 31 st. 1944.

The Custodian,
506 Royal Bank Bldg,
Vancouver, B. C.

Dear Sirs;

Re; Catalogue #345.
498 East 5th. Av.

On behalf of our client we
offer \$1500.00 for the above property.
Certified check on request.

Yours truly,

McCarron & Hawbolt,

J. F. McCarron
J. F. McCarron.

Catalogue No. 345
File No. 10007
498 East 5th Avenue
Vancouver/B28/88/264A

EVACUATION SECTION	
Rec'd	JUN 5 1945
File No.	
Ans.	
Referred	<i>Peters</i>

Control of property described above is by me hereby acknowledged and I agree that all adjustments and incidents connected with the sale to me of this property have been settled.

Dated at Vancouver this 4th day of June 1945.

LAND REGISTRY OFFICE

Vancouver, B.C., 8/3, 1945

No. 116352-L

In the name of J. F. McCon

This registration has been completed. The Certificate of Title remains on file on behalf of all persons interested. 117018-L

See section 162, "Land Registry Act."

Yours truly,

W. C. BROWN, Registrar.

Per [Signature]

NOTICE

116352-L

HAS BEEN CANCELLED

5M-1244-4108

Return to the Custodian

Catalogue No. 41
File No. 10007

Receipt of Certificate of Title No. 91888-L is by me hereby acknowledged and I agree that all adjustments and incidents in connection with the sale to me of the property covered by the said certificate have been settled. Receipt is also acknowledged of copy of Buffalo Insurance Company policy No. B.C. 518 with assignment thereof in quadruplicate.

Dated at Vancouver, B. C., this 12 day of November 1943.

Daisy Smith
Per H. G. Walson
agent

File No. 10007

PERSONAL PROPERTY SUMMARY

December 20, 1946.

Re: Seki MASUDA (Mrs. Tokuhel) Deceased
Registration No. 01433

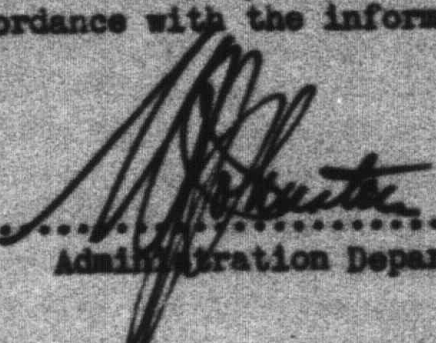
CHATELS: Mrs. Masuda did not declare any personal effects in her JP Form and no evidence of any belonging to her appears on file.

BANK ACCOUNT: Seki Masuda declared she had \$70.00 in an account in the Royal Bank of Canada, Hastings and Main Streets, Vancouver, B. C. Account No. unknown.
The above account did not come under the control of this Office at any time.

LIFE INSURANCE: Declared Mutual Benefit Association Policy for \$1,000.00. Beneficiary Husband; Policy No. unknown. Policy was stated to be in her possession.
Mrs. Masuda died on February 29, 1944, and the Canadian Mutual Benefit Association forwarded a cheque for \$1,000.00 with their letter of August 7, 1944. This cheque, made in favour of the beneficiary, Mr. Tokuhel Masuda, Registration No. 01428, File No. 1875, was credited to his account.
At the request of Mr. Masuda, we paid funeral expense account of the B. C. Security Commission from the above funds and the balance of \$920.00 was forwarded to him.

NO PROPERTY INTERESTS, OTHER THAN THE ABOVE-MENTIONED, APPEAR ON THIS FILE.

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


.....
Administration Department.

WJJ/HMS

SAMUEL A. MOORE

OFFICIAL ADMINISTRATOR

The Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Re: Estate of SEKI MASUDA, deceased.
Attention of Miss A.G. McArthur.

I have now obtained Release signed by Mr. Jin Masuda,
in connection with the above estate and this will be your authority to forward
him cheque for \$1,419.53 which you are holding in safe-keeping.

Kindly advise me when you have done so and oblige.

Yours very truly,

Samuel Moore
OFFICIAL ADMINISTRATOR.

DB/C

PHONE: MARINE 5141

OUR REF. NO. 3913-C1.

our File #10007, 2957

COURT-HOUSE

VANCOUVER, B.C.

December 17, 1947.

EVACUATION SECTION	
Rec'd	DEC 18 1947
File No.	10007/2957
Ans.	<i>Ans.</i>
Referred	<i>Referred</i>

files sent to you

SAMUEL A. MOORE
OFFICIAL ADMINISTRATOR

PHONE: MARINE 5121

OUR REF. NO. 3079

COURT-HOUSE
VANCOUVER, B.C.

2nd January 1947

EVACUATION SECTION	
Rec'd	JAN 3 1947
File No.	10007
Ans.	
Referred	

The Custodian,
506, Royal Bank Building,
VANCOUVER, B.C.

Dear Sir,

Re Estate Saki Masuda deceased
#01433 - Your File 10007

I enclose herewith the following cheques:-

- | | |
|--|---------|
| 1. Tokubei Masuda - refund funeral expenses | \$80.00 |
| 2. Jin Masuda - credit balance of Estate as sole beneficiary under Will. | 1419.33 |

Kindly acknowledge receipt of cheques.

I also enclose Statement of Receipts and Disbursements for your information, also Release to be signed by Jin Masuda before a witness who should attend before a Notary Public and swear the attached affidavit. I would appreciate your co-operation in connection with this Release.

I am in receipt of a letter from the Welfare Officer Department of Labour, Japanese Division, Lethbridge with regard to this Estate and am writing him today as per copy enclosed.

Yours very truly,

Samuel Moore
OFFICIAL ADMINISTRATOR.

DB.
Enclos. 5

In the SUPREME Court of BRITISH COLUMBIA

B.C.L.S.
50¢
VANCOUVER
AUG 27 1946
REGISTRY

IN PROBATE.

VANCOUVER

Registry.

In the Matter of SEKI MASUDA, Deceased,
late of the City of Vancouver, in the Province of British Columbia;

and in the Matter of the "Administration Act."
Dated the 23rd day of August, A.D. 1946

Upon the application of SAMUEL ALFRED MOORE
dated the 20th day of August, 1946, and upon reading
the affidavit of SAMUEL ALFRED MOORE, sworn
the 19th day of August, 1946,

all filed herein

It is ordered that SAMUEL ALFRED MOORE, Official
Administrator for the County of Vancouver
shall be administrator* with the Will annexed
of all and singular the estate of the said Seki Masuda

who died at Slocan City in the Province of British Columbia,
on the 29th day of February, 1944, intestate, and
that notice of this Order be published

(SEAL OF THE SUPREME COURT OF B.C.)

VANCOUVER
AUG 27 1946
REGISTRY

"A. M. HARPER"
J

Extracted by Messrs. Macrae Montgomery & Clyne, Certified & True Copy

Solicitors.

A. L. Hallon

* Insert "with the Will annexed" [or as the case may be].

A Registry Public in and for
the Province of British Columbia

TRANSLATION OF DOCUMENT

STATEMENT OF THE WILL

I swear and declare in the presence of my husband TOKUHEI
and MR. KAZUYE SUNAHARA that I transfer and bequeath all
my property to my eldest son JIN.

Jan. 8th, 1944. LEMON CREEK,

SEKI MASUDA X.

WITNESS TOKUHEI MASUDA.

WITNESS KAZUYE SUNAHARA.

This is Exhibit A referred to in the
declaration of Tokuhei Mazuda made
herein before me this 30th day
of May, 1946.

"C. C. Cameron"

Notary Public.

(SEAL OF THE SUPREME COURT OF B.C.)

VANCOUVER
AUG 27 1946
REGISTRY

10097

November 10th, 1944.

Samuel A. Moore, Esq.,
Official Administrator,
Court House,
VANCOUVER, B. C.

Dear Sir:

Re: North half of Lot 8, Blk. 88,
D.L. 264A, Sp. 1, Plans 268 &
1771 - 498 East 5th Avenue
Estate of Seki MASUDA, Dec'd.

As promised you in our conversation I am sending you our record of the title of the above described property and of Agreement for Sale to Seki MASUDA. As you have been advised, this property was offered for sale according to the regulations for sale of Japanese property and a statement of claim handed you shows a balance owing on the Agreement for Sale \$102.30 as owing to the holder of the Agreement, Mr. F. G. Hunter. I should be pleased to have your confirmation of this amount.

From records on file it appears that title was, at October 9th, 1929, in the name of Ellen Watkins, who gave an Agreement for Sale to Herbert Copley, and who on that date with Copley sold on same date to Seki MASUDA, Copley assigning this Right to Purchase to Seki MASUDA on October 11th, 1929.

Title passed from the executors of Ellen Watkins to Henry Enoch by deed 6696OK, dated January 1st, 1930, subject to Right to Purchase to Herbert Copley and Sub Right to Purchase to Seki MASUDA.

Title passed from Henry Enoch to Francis George Hunter by deed 77657L, dated August 27th, 1942, subject to Right to Purchase to Herbert Copley and Sub Right to Purchase to Seki MASUDA.

- over -

- two -

The Agreement of Sale - Watkins and Copley to Seki MASUDA was assigned by (1) Executors of Ellen Watkins to Henry Enoch, April 25th, 1930. (2) Henry Enoch to Findley North, March 13th, 1936. (3) Findley North to S. W. E. File, June 23rd, 1936. (4) S. W. E. File to Francis George Hunter, December 15th, 1939.

Francis George Hunter is therefore the registered owner of the property, and is also the holder of the Agreement for Sale to Seki MASUDA.

The interest of Seki MASUDA was vested by Filing No. 34824 in the Custodian of Japanese Property on September 2nd, 1942.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:AM

10007 ✓
1875

August 29th, 1944.

Mr. Tokuhei MASUDA,
Registration No. 01428,
Lemon Creek,
SLOCAN, B. C.

Dear Sir:

Re: Seki MASUDA (Dec'd)
Association Cert. #B989

We wish to advise you that we have received the sum of \$1,000.00, as full settlement for death claim under the above-mentioned certificate and said amount has been placed to your credit on the books of the Custodian in our office.

We wish to remind you at this time of your indebtedness to the Workmen's Compensation Board and would appreciate receiving a request from you to pay the balance owing, which amounts to \$15.00, from funds now in your account.

There is also the matter of your deceased wife's Estate which requires attention. If the deceased left a Will, application should be made at once for probate and in the event of the deceased dying intestate the next-of-kin should make application at once either through a Solicitor or direct to the Official Administrator, Mr. Samuel A. Moore, Court House, Vancouver for administration.

It is necessary for the Estate to be administered before Assets can be disbursed from this office and we would, therefore, ask you to give this matter your early attention.

Yours truly,

W. J. Johnston,
Administration Department.

WJJ/HMS

Vancouver Land Registry Office.

Files No. 10007 & 1875

May 26th, 1944.

MEMORANDUM

TO - FILE

RE: MASUDA, Seki - North $\frac{1}{2}$ of Lot 8,
Blk. 88, D.L. 264A, Op. 1, N.W.D.,
Plans 268 and 1771. Certificate
of Title No. 77697-L.

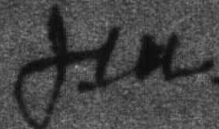
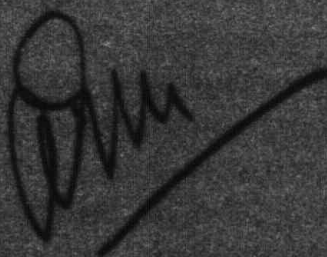
Our records show the chain of title to the above
land as follows:-

1. 9th October, 1929 - R.P. Ellen Watkins to Herbert Copley,
registered as 75496H.
2. 11th October, 1929 - S.R.P. to Seki MASUDA, registered as
75497H (copy on file).
3. 19th October, 1929 - Assignment of 75496H, Copley to MASUDA.
4. 25th April, 1930 - Assignment by J.N. Watkins and Annie
Williams, executors of estate of Ellen
Watkins, to Henry B. Bock (copy on file).
5. 13th March, 1936 - Assignment by H. Epoch to Findley North
(copy on file).
6. 23rd June, 1936 - Assignment by Findley North to S.W.E. File
(copy on file).
7. 15th December, 1937 - Assignment by S.W.E. File to F.G. Hunter
(copy on file).

The title at present is in F.G. Hunter, subject to the
charges:-

75496H - R.P. to Henry Copley.
75497H - S.R.P. to Seki MASUDA.
79838H - Assignment of 75496H to Seki MASUDA.

IM:ML



10007

May 25, 1944.

Mr. William E. Graham, J.P.,
Slocan, B. C.

Dear Sir:

The Estate of -
Re: Seki MASUDA, Reg. No. 01433.

Your letter relative to the above has been referred to this office for attention. In reply we would state that it will be necessary for the Estate to be administered before assets can be disbursed from this office.

If the deceased left a will, application should be made at once for probate and in the event of the deceased dying intestate the next-of-kin should make application at once either through a solicitor or direct to the Official Administrator Mr. Samuel A. Moore, Court House, Vancouver, for administration.

Certain funds derived largely from real property are now at credit to the account of the deceased in this office and another parcel of real property remains to be disposed of. No proceeds unless for maintenance of the family for which the deceased in her life time might be liable, can be paid out until such time as administration is effected.

We understand from your letter that it is your intention to pass this information on to Tokuhei Masuda, husband of the deceased woman, and we shall be glad to be advised in due course that the next-of-kin are taking appropriate action in this case.

Yours truly,

A. G. McArthur,
Administration Department.

AGM:AS