

11511

BUREAU POWELL STREET
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. _____

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

NAME: KUBA, Aki (Mrs. Kumesuchi).HOME ADDRESS: 355 Powell St., Vancouver, B. C.REGISTRATION No. 04113Formerly of - P.O. Box 455, Steveston, B. C.SEX: FemaleAGE: 62MARRIED? Yes.OCCUPATION AND EMPLOYER: Housewife.NAME OF WIFE OR HUSBAND: Kumesuchi.ADDRESS: Same.NAMES OF LIVING CHILDREN: Mitsunobu (M) 39.ADDRESS: "Mrs. Hatsune NISHIHATA (F) 36.ADDRESS: West Wold, B. C.

ADDRESS: _____

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

Dated this 18th day of July, 1942.

WITNESS: D. M. Chope.

(Signature)

久保 亜希

P.O. 30/1/42

INFORMATION FROM R.C.M.P.

Date

May 19/43

Our File No. 11511

Full Name KUBA (AKI) Mrs. Kumesuchi
(Surname in Block Letters)

Registration No. 04113

Male - Female
(check)

Age Sept 15 1880

Former Address P.O. Box 455 Steneston, B.C.
526 Alexander St. City

Date Evacuated Aug 22/42 Naturalized - Canadian-Born - Natural
(check)

Present Address Kaslo, B.C.

Married - Single
(check)

Name of Wife (KUBA) Kumesuchi

Name of Husband

Name of Mother

Name of Father

Names of Children under 16

Requested by [Signature] Registered with Custodian

(Yes or No)

Additional Information Housewife

C L A I M

File No. 11511

DATE

April 27, 1942

CREDITOR

The Clarke and Stuart Co. Ltd.

DEBTOR

K. Kuba Co.
Steveston, B. C.

AMOUNT OWING

\$5.25

AGENT

ORIGINAL FILE

146

January 6, 1943

M. A. D.
V.S.

File No. 11511 & 12771

March 13, 1943

MEMORANDUM

FOR FILE

Re: KUBA, Aki (Mrs. Kumetsuchi)
SUZUKI, Mrs. Koto

The property in this file known as Lot 30, Block 40, D. L. 196, is declared and is apparently owned by Mrs. Koto SUZUKI, File No. 12771, and is being administered under that file.

The store is rented to Mr. H. T. Routley from March 3rd at \$30.00 per month.

GDM/GH

Tomlinson

12

"COPY"

12771 & 11511

March 19, 1943

Mrs. Koto SUZUKI,
Reg. No. 01493,
Slocan, B. C.

Dear Madam:

We understand that you hold an
unregistered deed to Lot 30, Block 40, D.L. 196,
which you have been unable to register on
account of the arrears of taxes, and in
order that you may be credited with the
revenues from this property, we would suggest
that you send us the deed for safekeeping.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

File #11511

Slocan City, B.C.,
April 5, 1943.

Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir:

Re: File No. 12771 and 11511

In reply to your letter of March 19, 1943
I am hereby enclosing the deeds in connection with
the property in question.

Four deeds are enclosed namely: Francis
Hawkins to Aki Kuba; Aki Kuba to Koto Suzuki; Francis
Hawkins to Koto Suzuki; Koto Suzuki to Hajime Suzuki.

The form for registration of the land was
made up with the final payment of the mortgage in Sept-
ember of 1941, but no action was taken to register be-
cause of the arrears in taxes. With the income to date
there is no chance of clearing up the arrears so the
matter will be left as is until such a time that it can
be registered from the income of the property:

Please advise if any other steps are to be
taken.

Yours truly,

Mrs. K. Suzuki

12771
11511

April 19, 1943.

Mrs. Koto SUZUKI,
Registration No. 01493,
Slocan City, B.C.

Dear Madam:

With reference to your letter of April 5th
enclosing documents as listed therein.

We are returning herewith certified copies
of same as follows:

Agreement for Sale dated March 18th, 1925 between
Frances Hawkins and Aki Kuba.
Assignment of Agreement for Sale dated March 20th be-
tween Aki Kuba and Koto Suzuki.
Deed of Land dated June 18th, 1926 between Frances
Hawkins and Koto Suzuki.
Deed of Land dated March 4th, 1941 between Koto Suzuki
and Hajime Suzuki.

The originals are being held in safe-keeping
until there are sufficient funds on hand to pay the taxes
and registration fees. Please acknowledge receipt.

Yours truly,

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

DAC:FC
Enclosures-4

(COPY)

This Indenture

made the Thirty-first day of October
one thousand nine hundred and twenty-four.

In pursuance of the Act respecting Short Forms of Mortgages:

Between:

FRANCES HAWKINS, wife of William Johnathan Hawkins,
of Port Moody, in the Province of
British Columbia,

hereinafter called the Mortgagor, of the FIRST PART,

AND

THE YORKSHIRE & CANADIAN TRUST, LIMITED, a body corporate,
having its Head Office at Huddersfield, England, and its registered office for the
Province of British Columbia at 525 Seymour Street, in the City of Vancouver, in
the said Province.

hereinafter called the Mortgagee, of the SECOND PART,

and

WILLIAM JOHNATHAN HAWKINS, aforesaid, hereinafter called
"the Party of the Third Part"

of the THIRD PART

Witnesseth that, in consideration of Four Thousand (\$4,000.00)

Dollars of lawful money of Canada now paid by the said Mortgagee to the said Mortgagor (the receipt
whereof is hereby by her acknowledged,) she the said Mortgagor Do TH Grant and Mortgage
unto the said Mortgagee its successors and assigns for ever ALL the certain parcels or tracts
of land situate in the City of Vancouver in the Province
of British Columbia, known as follows:-

Lot numbered Thirteen (13), in Block numbered Eighteen (18), in
Subdivision "D" of District Lot numbered One Hundred and Eighty-three
(183), Group One (1), New Westminster District, according to a registered
map or plan deposited in the Land Registry Office at the City of
Vancouver, in the said Province, and numbered 729

- AND -

Lot numbered Thirty (30), in Block numbered Forty (40), in subdivision
of District Lot numbered One Hundred and Ninety-six (196), Group One
(1), New Westminster District, according to a registered map or plan
deposited in the Land Registry Office at the City of Vancouver, aforesaid,
and numbered 196.

Provided this Mortgage to be void on payment of Four thousand (\$4,000.00) Dollars of lawful money of Canada at the office of THE YORKSHIRE & CANADIAN TRUST, LIMITED, in the City of Vancouver, with interest at nine per cent. per annum, as hereinafter set out. And taxes and performance of statute labor. The principal is to be paid on the first day of November, A. D. 1927

The interest is to be paid by equal quarterly payments on the first days of February, May, August and November in each and every year, until the whole of the said principal shall have been paid, without any deduction whatsoever, the first payment of interest to be made on the first day of February next (1925). The said several payments of principal and interest to be made in gold if required.

And it is expressly understood and agreed that if the said Mortgagee shall pay the interest within thirty days from the dates due as specified herein, then the said Mortgagee will accept such interest at the rate of eight per cent. per annum instead of at the rate aforesaid.

And it is hereby further agreed that in case default shall be made in payment of any sum to become due for interest at any time appointed for payment thereof as aforesaid, compound interest shall be payable, and the sum in arrears for interest from time to time, as well after as before maturity, shall bear interest at the same rate as the principal money secured by these presents; and in case the interest and compound interest are not paid in three months from the time of default, a rest shall be made, and compound interest shall be payable on the aggregate amount then due, as well after as before maturity, and so from time to time, and all such interest and compound interest shall be a charge upon the said lands.

The said Mortgagee covenants with the said Mortgagee that the Mortgagee will pay the Mortgage money and interest and observe the above proviso. That the Mortgagee has a good title in fee simple to the said lands. And that she has the right to convey the said lands to the said Mortgagee. And that on default the Mortgagee shall have quiet possession of the said lands free from all encumbrances.

And that the said Mortgagee will execute such further assurances of the said lands as may be requisite. And that the said Mortgagee has done no act to encumber the said lands.

And that the said Mortgagee will insure the buildings on the said lands to the amount of not less than the principal money hereby secured, in dollars currency. Provided that if and whenever such sum be greater than the insurable value of the buildings, such insurance shall not be required to any greater extent than such insurable value; and if and whenever the same be less than the insurable value, the Mortgagee may require such insurance to the full insurable value. And it is further agreed that the Mortgagee may require any insurance of the said buildings to be cancelled and a new insurance effected in the office of any company named by it and also may of its own accord effect or maintain any insurance herein provided for, and any amount paid by it therefor shall be forthwith payable to it with interest at the rate aforesaid, by the Mortgagee, and shall be a charge upon the said land.

And the said Mortgagee doth release to the said Mortgagee all her claims upon the said lands, subject to the said proviso. The said Mortgagee covenants with the said Mortgagee that she will keep the said lands, and the buildings and improvement thereon, in good condition and repair, according to the nature and description thereof respectively, and in case of neglect to do so, or if the Mortgagee or those claiming under her commit any act of waste on the said lands, or make default as to any of the covenants or provisions herein contained, the principal hereby secured shall, at the option of the Mortgagee, forthwith become due and payable, and in default of payment, the powers of sale hereby given may be exercised.

Provided that the said Mortgagee on default of payment for two months, may, on giving fourteen days' notice, enter on and lease or sell the said lands. And provided also that in case default be made in payment of either principal or interest for three months after any payment of either falls due, the said powers of entering and leasing or selling or any of them may be acted upon without any notice by the said Mortgagee. And also that any contract of sale made under the said power may be varied or rescinded. And also that the said Mortgagee may buy in and resell the said lands or any part thereof without being responsible for any loss or deficiency on resale or expense thereby incurred. Provided that such sale may be either by public auction or private sale, and either for cash or on credit, or part cash and part credit, and at such sale the whole or any part or parts of the said lands may be sold.

Provided that the Mortgagee may distrain for arrears of interest. Provided that the Mortgagee may distrain for arrears of principal in the same manner as if the same were arrears of interest. Provided that in default of the payment of the interest hereby secured, the principal hereby secured shall become payable.

X. The party of the Third part hereby assumes personal liability for the payment of all monies and for the fulfillment of all covenants as provided for herein on the part of the Mortgagee.

And it is Hereby Agreed between the parties hereto that the Mortgagee may pay any taxes, rates, levies, assessments, charges, moneys, liens, costs of suit, or matters relating to liens or encumbrances on said land, or pay property, mortgage or income tax imposed, or that may be imposed, on the Mortgagee or the Mortgagor in respect of this property or Mortgage or the moneys secured hereby, and solicitors' and other charges in connection with this Mortgage, and valuers' fees, together with all costs and charges which may be incurred by taking proceedings of any nature in case of default by the Mortgagor, and the amount so paid shall be a charge on the said lands in favour of the Mortgagee, and shall be payable at the time of payment of next quarter's interest, with interest at the rate aforesaid until paid; and in default, the power of sale hereby given, and all other powers thereunto enabling, shall be forthwith exercisable.

Provided that the hereinbefore-mentioned notice of exercise of power of sale or lease, or either may be effectually given either by leaving the same with a grown-up person on the Mortgaged premises, if occupied, or placing the same on some portion thereof, if unoccupied, or, at the option of the said Mortgagee, by publishing the same twice in some newspaper published in the county in which the said lands are situate, and that such notice shall be sufficient though not addressed to any person or persons by name or designation, and notwithstanding any person or persons to be affected thereby may be unknown, unascertained, or under disability; and on any sale, time for payment may be given and special conditions may be made, and the costs of any abortive sale shall become a charge upon the lands, and the Mortgagee may tack them to the Mortgage debt.

Provided that the purchaser shall in no case be bound to ascertain that the default has happened under which the Mortgagee claims to lease or sell, and that the remedy of the Mortgagor shall be in damages only, and the sale under the said power shall not be affected.

Provided that until default of payment the Mortgagor shall have quiet possession of the said lands.

And the Mortgagor hereby attorns to the Mortgagee and becomes tenant of the said lands during the term of this Mortgage, at a rent equivalent to and payable on the same days and times as the payments of interest hereinbefore agreed to be paid, such rent when so paid to be in satisfaction of such payments of interest. Provided the Mortgagee may, in default of payment, or breach of any of the covenants hereinbefore contained, enter on the said lands and determine the tenancy hereby created, without notice.

It is Agreed that the Mortgagee may satisfy any charge now or hereafter existing or to arise or be claimed upon the said lands, and the amount so paid shall be added to the debt hereby secured and bear interest at the same rate, and shall be forthwith payable by the Mortgagor to the Mortgagee, and in default of payment the principal sum hereby secured shall become payable, and the powers of sale hereby given may be exercised forthwith without any notice. And in the event of the Mortgagee satisfying any such charge or claim, either out of the money advanced on this security, or otherwise, it shall be entitled to all the equities and securities of the person or persons so paid off, and is hereby authorized to retain any discharge thereof without registration for a longer period than six months if it think fit to do so.

And it is Agreed and Declared that every part or lot into which the mortgaged lands are or may hereafter be divided does and shall stand charged with the whole of the moneys hereby secured, and no person shall have any right to require the Mortgage money to be apportioned upon or in respect of any such parts or lots, and the Mortgagee may discharge any part or parts from time to time of the mortgaged lands for such consideration as it shall think proper, or without consideration if it see fit; and no such discharge shall diminish or prejudice this security as against the lands remaining undischarged or as against any person whomsoever.

And it is Agreed that in the event of the non-payment of the said principal moneys at the time or times provided for, then the Mortgagee shall not be required to accept payment of said principal moneys without first receiving from the Mortgagor either six months' notice in writing or a bonus equal to three months' interest in advance on the said principal moneys. The foregoing shall not in any way prejudice the right of the Mortgagee to collect the principal at any time after it falls due without notice.

~~And it is Further Agreed that the taking of a judgment or judgment money of the Mortgagee, or of any other money or thing, shall not be a discharge of the mortgage, and the Mortgagee shall be entitled to enforce the mortgage as if no such judgment or judgment money had been taken, and the Mortgagee shall be entitled to enforce the mortgage as if no such judgment or judgment money had been taken, and the Mortgagee shall be entitled to enforce the mortgage as if no such judgment or judgment money had been taken.~~

The Mortgagor agrees that neither the execution nor registration of this Indenture shall bind the Mortgagee to advance the moneys hereby intended to be secured.

Provided the principal of this Mortgage may be repaid at any time after one year on payment of all arrears, costs, charges and interest for current quarter, and a bonus of one quarter's interest in advance.

And it is Expressly Agreed between the parties hereto that all grants, covenants, provisoes and agreements, rights, powers, privileges and liabilities contained in this Mortgage, 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.

It is expressly understood and agreed by and between the parties hereto that the third party shall be and remain liable on his covenants herein contained, notwithstanding any extension or extensions of time that may be given by the mortgagee to the mortgagor for payment, and notwithstanding the taking of any further or collateral security or securities by the Mortgagee.

In Witness Whereof the said parties have hereunto set their hands and seals.

Signed, Sealed and Delivered

IN THE PRESENCE OF

"F.W.T. Anley"
525 Seymour Street
Vancouver, B.C.
Clerk
As to both signatures

"Frances Hawkins" (Seal)

"William Johnathan Hawkins (Seal)

(COPY)

L.H.C. 3/11/24 No. 29498-H
c/o 7508

No. 4/521

Dated 31st day of October 19 24

62773

FRANCES HAWKINS

—TO—

THE YORKSHIRE AND CANADIAN TRUST
LIMITED

Mortgage

\$4,000.; 3 years; 8/9 per cent.

Interest Payable QUARTERLY

Security Lot 13, Block 18, Sub. 'D' E.L.
183 and Lot 30, Block 40, D.L. 196

Gr. 1, N.W.D.

THE YORKSHIRE AND CANADIAN TRUST, LIMITED

VANCOUVER, B.C.

THE VANCOUVER SYSTEMS LTD.

FOR MAKER (INCLUDING MARRIED WOMEN)

I hereby certify that, on the _____ day of _____, 192____, at _____, in the Province of British Columbia, whose identity has been proved by the evidence on _____, who is) personally known to me, the person mentioned in the annexed instrument as the maker thereof, and whose name part, that know the contents thereof, and that full age of twenty-one years. executed the same voluntarily, and _____ of the

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

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

AFFIDAVIT OF WITNESS

PROVINCE OF BRITISH COLUMBIA }
To wit:

I, _____, 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 _____, 19____.

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

This Indenture

Made in duplicate the Twentieth day of March in the year of our Lord one thousand nine hundred and ~~forty~~ twenty-five

Between

AKI KUBA of Steveston, British Columbia,
wife of Kumezuchi Kuba, of Steveston,
British Columbia, fisherman,

Insert Full
Name, Address
and Occupation
of Parties.

hereinafter called the "ASSIGNOR"
OF THE FIRST PART

AND

KOTO SUZUKI of 439 Powell Street, in the City of
Vancouver, Province of British Columbia, widow,

hereinafter called the "ASSIGNEE"
OF THE SECOND PART

Whereas by Agreement for Sale dated the 18th day of March one thousand nine hundred and twenty-five and made between Frances Hawkins of Port Moody, B.C. as vendor of the first part, and Aki Kuba of Steveston, B.C. as purchaser of the second part, the said vendor did agree to sell and convey in fee unto the said purchaser, who thereby agreed to purchase from the said vendor the lands therein and hereinafter particularly described, for the sum of Six Thousand (\$6000.00)-----Dollars subject to the conditions and covenants in said Agreement for Sale contained:

AND WHEREAS, the Assignor has agreed to grant and assign the said Agreement for Sale and all interest therein, and in the said lands unto the Assignee;

AND WHEREAS, the Assignee has agreed to assume the payment of the moneys (being for principal, the sum of Four Thousand (\$4000.00)-----Dollars)

due and to become due under said Agreement for Sale.

NOW THEREFORE THIS INDENTURE witnesseth that in consideration of the premises and of the sum of Two thousand (\$2000.00) Dollars, whereof is hereby by him acknowledged) he the Assignor Doth hereby GRANT, ASSIGN, TRANSFER and SET OVER unto the Assignee the said Agreement for Sale and all the rights, title, and interest of him the said Assignor thereunder and therein:

AND THIS INDENTURE further witnesseth that, for the consideration aforesaid, he the Assignor HATH GRANTED, RELEASED, and QUITTED CLAIM, and by these presents, DOTH GRANT, RELEASE, and QUIT CLAIM, 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 known and described as Lot Thirty (30), in Block Forty (40), Subdivision of District Lot One Hundred and ninety-six (196), New Westminster District, according to registered map or plan, registered at the City of Vancouver, Province of British Columbia as number 196.

Together with the appurtenances thereto belonging or appertaining, and all the ESTATE, RIGHT, TITLE, INTEREST, CLAIM and DEMAND whatsoever, both at law and in equity or otherwise howsoever, and whether in possession or expectancy of him the Assignor, therein and thereto TO HAVE and TO HOLD the afore-said lands and premises with ALL and SINGULAR the appurtenances thereto belonging or appertaining UNTO AND TO THE USE of the Assignee his heirs and assigns forever, **SUBJECT**, nevertheless, to the reservations, limitations, provisos and conditions expressed in the original Grant thereof from the Crown, AND SUBJECT also to the terms of the said Agreement for Sale and the Covenants and Conditions therein contained.

Acknowledgment of Officer of a Corporation

I Herby Certify that, on the _____ day of _____, 194____, at _____, in the Province of British Columbia, (whose identity has been proved by the evidence on _____, who is) personally known to me, of _____, 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 _____ in the Province of British Columbia, this _____ day of _____ in the year of our Lord one thousand nine hundred and forty _____

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

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

YARWOOD & DURRANT, Barristers, etc. Vancouver, B.C.	Assignment OF AGREEMENT FOR SALE (BY PURCHASER) The Capital & Trust Co. Limited, Law Firm and Solicitors Vancouver, B.C.	KOTO SUZUKI —TO— AKI KUBA	Dated March 20th 1945
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FOR MAKER (INCLUDING MARRIED WOMEN)

I Herby Certify that, on the _____ day of _____, 194____, at _____, in the Province of British Columbia, (whose identity has been proved by the evidence on _____, who is) personally known to me, appeared _____ the person mentioned in the annexed Instrument as _____ the maker thereof, and whose name _____ subscribed thereto as part _____, that _____ know the contents thereof, and that _____ executed the same voluntarily, and _____ of the full age of twenty-one years. IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office at _____ in the Province of British Columbia, this _____ day of _____ in the year of our Lord one thousand nine hundred and forty _____

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

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

AFFIDAVIT OF WITNESS

PROVINCE OF BRITISH COLUMBIA
To Wit:

I, Walter S. Young
of Vancouver

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

make oath and say:

- I was personally present and did see the within instrument duly signed and executed by Aki Kuba the party thereto, for the purposes named therein.
- The said instrument was executed at Steveston, B.C.
- I know the said party, and that he is _____ of the full age of twenty-one years.
- I am the subscribing witness to the said instrument and am of the full age of sixteen years.

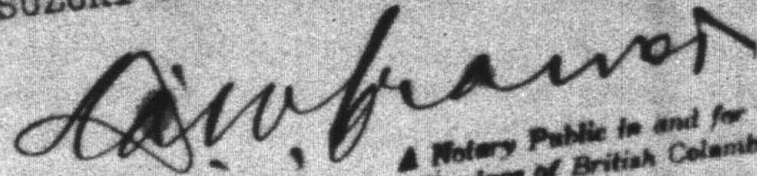
Sworn before me at Vancouver
in the Province of British Columbia, this 24th
day of March 1945

"E.M. Yarwood"

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

"Walter S. Young."

ATTACHED ASSIGNMENT OF AGREEMENT FOR SALE (BY PURCHASER) IS A TRUE COPY
THE ONE BETWEEN AKI KUBA AND KOTO SUZUKI DATED MARCH 20, 1925.



A Notary Public in and for the
Province of British Columbia

RIL 14, 1943.

Acknowledgment of Officer of a Corporation

I Herby Certify that, on the _____ day of _____, 194____, at _____, in the Province of British Columbia, (whose identity has been proved by the evidence on _____, who is) personally known to me, _____, and that he is the person _____ of the said _____ who subscribed his name to the annexed Instrument as _____ 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, _____ 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.

YARWOOD & DURRANT, Barristers, etc. Vancouver, B.C.	Assignment OF AGREEMENT FOR SALE (BY PURCHASE) THE GRACE & TRUST CO. LIMITED, LAWYERS AND SOLICITORS Vancouver, B.C.	TO —TO— KOTO SUZUKI	AKI KUBA	March 20th 1945
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FOR MAKER (INCLUDING MARRIED WOMEN)

I Herby Certify that, on the _____ day of _____, 194____, at _____, in the Province of British Columbia, (whose identity has been proved by the evidence on _____, who is) personally known to me, appeared _____ 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.

AFFIDAVIT OF WITNESS

PROVINCE OF BRITISH COLUMBIA }
To Wit: _____ of the _____ City _____, in the Province of British Columbia,
I, _____, _____
of _____
make oath and say:

1. I was personally present and did see the within instrument duly signed and executed by _____ Aki Kuba _____ the party thereto, for the purposes named therein.
2. The said instrument was executed at _____ Steveston, B.C. _____
3. I know the said party _____, and that _____ he is _____ of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at _____ Vancouver _____
in the Province of British Columbia, this _____ 24th _____
day of _____ March _____, 1945

"E.M. Yarwood"

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

"Walter S. Young."

AND the Assignor hereby COVENANTS with the Assignee that there is now due or accruing due and unpaid under the Agreement for Sale ONLY the said sum of Four Thousand (\$4,000.00) Dollars,

payable as follows:

Two Thousand (\$2,000.00) Dollars with interest to become due and payable six (6) months from the 18th day of March A.D. 1925, ~~being~~ together with interest thereon at the rate of seven (7%) per annum; and to assume the balance due under Mortgage for principal to the Yorkshire & Canadian Trust Limited registered in the Land Registry Office at the City of Vancouver as number 29498H, said mortgage to Yorkshire & Canadian Trust Limited is for \$2,000.00 and bears interest at eight (8%) per cent.

together with interest thereon at per centum per annum from the day of one thousand nine hundred and forty

AND the Assignee hereby COVENANTS and AGREES with the Assignor that he will ASSUME, PAY and DISCHARGE all moneys due and to become due under said Agreement for Sale and will INDEMNIFY and SAVE HARMLESS the Assignor against and from the payment of the same or any part thereof, and will observe, keep, and perform all the terms, covenants and conditions in the said Agreement for Sale contained and by the Assignor therein agreed to be observed, kept and performed. AND the Assignor hereby COVENANTS with the Assignee that he has done no act to incumber the said lands, and has done no act, and has been guilty of no omission or laches whereby the said Agreement for Sale has become, in part or entirety, in any-wise impaired or invalid. AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisions and agreements, rights, powers, privileges and liabilities contained in this Assignment 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; AND wherever the singular and the masculine pronoun are used, the same shall be construed as meaning the plural or the feminine or the body politic or corporate 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

"Walter S. Young"

Broker

141 GERRARD

Vancouver, B.C.

"Ak1 Kuba"

11511

This Agreement,

made in triplicate this Eighteenth
day of March in the year of Our Lord one thousand nine hundred and ~~ten~~ twenty-five
BETWEEN

Frances Hawkins, (formerly Frances Arndt) of Port Moody,
B.C., wife of Johathan Hawkins, of Port Moody, B.C.

Name,
Address, and
Occupation
of Parties

AND

hereinafter called the "Vendor" of the one part

Aki Kuba of Steveston, British Columbia, wife of Kumezuchi
Kuba, of Steveston, British Columbia, Fisherman,

hereinafter called the "Purchaser" of the other part.

WHEREAS, the Vendor has agreed to sell to the Purchaser and the Purchaser has agreed to purchase
of and from the Vendor the lands and hereditaments hereinafter mentioned, that is to say:—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
known and described as Lot Thirty (30), in Block Forty (40),
subdivision of District Lot One Hundred and ninety-six (196)
Group 1, New Westminster District, according to Registered
Map or Plan, registered at the City of Vancouver, Province of
British Columbia as number 196.

TOGETHER with all the privileges and appurtenances thereto belonging at or for the price or sum of
Six Thousand (\$6000.00)-----Dollars
of lawful money of Canada, payable in manner and on the days and times hereinafter mentioned, that
is to say: the sum of Two Thousand (\$2000.00)-----Dollars
on the execution of this Agreement (the receipt whereof the said Vendor doth hereby admit and
acknowledge), and the balance payable as follows:

Two Thousand (\$2000.00) Dollars, with interest to become due
and payable six (6) months from the date hereof; interest at
the rate of seven (7%) per cent, per annum and the balance
of Two Thousand (\$2000.00) Dollars by the purchaser assuming
and agreeing to pay a Mortgage, upon which there is a balance
of Two Thousand (\$2000.00) Dollars of principal; which Mortgage
is in favor of the Yorkshire & Canadian Trust Limited, registered
in the Land Registry Office at the City of Vancouver as number
29498H.

TOGETHER with interest on the balance from time to time owing under this Agreement at the rate
of _____
per cent. per annum, payable

NOW IT IS HEREBY AGREED by the parties hereto, in the manner following, that is to say: THE Purchaser DOETH COVENANT, PROMISE AND AGREE to and with the Vendor that he will well and truly pay, or cause to be paid, to the Vendor the said sums of money above mentioned, together with the interest thereon at the rate aforesaid both before and after maturity and on the days and times in manner above mentioned; all sums in arrear for interest from time to time shall bear interest at the rate aforesaid from due date until payment; AND also shall and will pay and discharge all taxes, rates and assessments wherewith the said land may be rated or charged from and after this date, including local improvement assessments and sewer rates, whether already or hereafter assessed. THE PURCHASER shall during the continuance of this agreement, and so long as any money remains unpaid hereunder, insure and keep insured against loss or damage by fire all buildings now on the said lands, or which may be hereafter erected thereon, in the sum of their full insurable value with some insurance company to be approved by the Vendor, and will pay all premiums and sums of money necessary for such purpose as the same shall become due; and will assign, transfer and deliver over to the Vendor the policy or policies of insurance, receipt and receipts, thereto pertaining, and if the Vendor shall pay any premiums or sums of money for insurance of the said premises, or any part thereof, the amount of such payments shall be added to the amount unpaid hereunder and shall bear interest at the rate aforesaid from the time of such payment and shall be payable forthwith. IN CONSIDERATION WHEREOF, and on payment of the said sum of money, with interest thereon as aforesaid, the Vendor DOETH COVENANT, PROMISE AND AGREE to and 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 THAT the said piece or parcel of land above described, together with the appurtenances thereto belonging or appertaining, FREED AND DISCHARGED FROM ALL ENCUMBRANCES, save and except

AND ALSO save and except local improvement assessments or taxes and sewer rates from and after the date hereof, and subject to the conditions and reservations in the original grant thereof from the Crown, and such deed shall be prepared at the expense of the Purchaser and shall contain the usual statutory covenants, but the Vendor shall not be required to furnish any abstract of title, or proof or evidence of title, or any deeds, papers or documents or copies of any deeds, papers or documents relating to the said property other than those which are now in possession of the Vendor, save and except the Certificate of Title, which shall be deposited in the Land Registry office by the Vendor. AND ALSO shall and will suffer and permit the Purchaser to occupy and enjoy the same until default be made in the payment of said sum of money, or interest thereon, or any part thereof, on the days and times 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. Unless the payments above mentioned are punctually made at the times and in the manner above mentioned, and as often as any default shall happen in making such payments the Vendor may give the Purchaser thirty days' notice in writing, demanding payment thereof, and in case any default shall continue, these presents shall, at the expiration of such notice, be null and void and of no effect, and the Vendor shall have the right to re-enter upon and take possession of the said land and premises; and in such event any amount paid on account of the price thereof shall be retained by the Vendor as liquidated and ascertained damages for the non-fulfilment of this Agreement to purchase the said land and pay the price thereof and interest, and on such default as aforesaid the Vendor shall have the right to sell and convey the said lands and premises to any purchaser thereof. 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 to any person whomsoever, provided, however, 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. AND ALSO, it is hereby agreed that the Purchaser may at any time within the above-mentioned period pay the balance of the purchase money of the said lands and the interest thereon, at the rate aforesaid up to the date of such payment, unless this Agreement is rendered null and void as herein provided. AND IT IS HEREBY DECLARED that any demand or notice which may be required for the purposes of these presents, or any of them, shall be well and sufficiently given if delivered to the Purchaser or mailed at any Post Office, under registered cover, addressed as follows:

Akt Kuba, Steveston, British Columbia

or at such other address as the Purchaser shall specify in writing to the Vendor.

AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisos and agreements, rights, powers, privileges and liabilities contained in this Agreement shall be read and held as made by and with, 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; AND whosoever the singular or the masculine pronoun is used, 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. In the event of this Agreement being registered and in the event of default being made in any 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 on production to the Registrar of Land Titles of a satisfactory declaration that such default has occurred and is then continuing.

ATTACHED IS A COPY OF THE AGREEMENT FOR SALE OF LAND BETWEEN FRANCES
AND AKI KUBA DATED MARCH 18, 1925. I HEREBY CERTIFY THAT THE
PARTICULARS AS TYPED IN ARE CORRECT. I ALSO CERTIFY THAT THE
CLAUSES ALTHOUGH NOT WORDED EXACTLY AS IN THE ORIGINAL GIVE THE
REMEDIES.



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

13, 1943.

AND the Purchaser hereby irrevocably appoints the Vendor his true and lawful attorney for and in the name of the Purchaser to cancel, remove and determine such registration in the event of default as aforesaid.

IN WITNESS WHEREOF, the said parties to these presents have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED
in the Presence of:

Signature of Witness "Walter S. Young"

"Frances Hawkins" (Seal)

Street Address 141

City Vancouver, B.C.

Occupation Broker

"Ak1 Kuba" (Seal)

FOR ATTORNEY

I Herby Certify that, on the

day of

194 , at

, in the Province of British Columbia,

(whose identity

who is)

has been proved by the evidence on oath of 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 instrument, and subscribed the name of the said as the free act and deed of the said attorney which has not been revoked.

knows the contents of said thereto voluntarily under authority of a power of

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

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

DECLARATION BY ATTORNEY

I, of

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. 194

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

Acknowledgment of Officer of a Corporation

I Herby Certify that, on the

day of

194 , at

, in the Province of British Columbia,

(whose identity has been proved by the evidence on

who is) personally known to me,

of

oath of appeared before me and acknowledged to me that he is the

who subscribed his name to the annexed instrument as

, 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

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.

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

THE
HAW
ACT
PRE
SAM

A1

This Indenture

Made in ----- the tenth day of June in the
year of our Lord one thousand nine hundred and twenty six (1926)

IN PURSUANCE OF THE REAL PROPERTY CONVEYANCE ACT

BETWEEN

FRANCES HAWKINS (formerly Frances Arndt) of Port Moody,
B.C., wife of Jonathan Hawkins, of Port Moody, Province
of British Columbia.

State Full Name
Address and
Occupation

(hereinafter called the Grantor)

AND

KOTO SUZUKI of 437, Powell Street, in the City of Vancouver,
Province aforesaid, Widow.

State Full Name
Address and
Occupation

(hereinafter called the Grantee).

WITNESSETH that in consideration of and for the sum of ----Four thousand-----
-----(\$4000.00)-----

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, Province of British Columbia, and more
particularly known and described as Lot Thirty (30) in Block
Forty (40), Subdivision of District Lot One Hundred and Ninety-six
(196), Group One, New Westminster District, according to the
registered map or plan deposited in the Land Registry Office at the
City of Vancouver, Province aforesaid and numbered 196.

TOGETHER with all buildings, fixtures, commons, ways, profits, privileges, rights, easements and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed, or appurtenant thereto; and the estate, 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 the

AND SUBJECT TO a certain Indenture of Mortgage to the Yorkshire and Canadian Trust, Limited, registered in the Land Registry Office at the City of Vancouver, B.C. as number 29498H.

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.

ATTACHED DEED OF LAND IS A TRUE COPY OF THE ONE BETWEEN FRANCES HAWKINS
TO SUZUKI DATED JUNE 10, 1926.



A Notary Public in and for the
Province of British Columbia

13, 1943.

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

"Walter S. Young"

Broker

141 Vancouver, B.C.

"Frances Hawkins" (Seal)

I HEREBY CERTIFY that on the _____ day of _____ 19____
at _____ in the _____ of _____

(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 the person mentioned in the annexed instrument as the maker thereof,
and whose name subscribed thereto as part and that he know the contents thereof, and that
he executed the same voluntarily, and of the full age of twenty-one years.

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

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 _____ 19____, at _____
in the _____ of _____

(whose identity has been proved by the
evidence on the oath of who is) personally known to me, appeared before
me and acknowledged to me that he is the _____ of
annexed Instrument, as _____ 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 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 _____, British Columbia,
this _____ day of _____, in the year of our Lord
one thousand nine hundred and _____

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, Walter S. Young
of the City of Vancouver
do hereby certify that on the
day of June 1926
I was personally present and did see the within instrument duly signed and executed by
Frances Hawkins
the party
thereof, for the

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

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

"E. M. Yarwood"

"Walter S. Young"

Dated 10th June 1926
FRANCES HAWKINS
TO
Koto SUZUKI
R.C.L. Form No. 1
Deed of Land
SITUATE IN
Vancouver, B.C.
Lot 30,
Block 40,
D.L. 196
28017E 36/207
ROSE, COWAN & LATTI LTD. • LEGAL FORM PRINTERS
748 SEYMOUR STREET, VANCOUVER, B. C.

For
Attorney

Registered
No.

Declaration
by Attorney

I HEREBY CERTIFY that on the
day of
in the
of
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
thereto 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

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

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.
DECLARED before me at
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.

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

This Indenture

Made the fourth day of March in the year of our
Lord one thousand nine hundred and forty one (1941)

In Pursuance of the "Short form of Deeds Act"

Between

KOTO SUZUKI (Widow)
of 357 Powell Street, City of Vancouver,
Province of British Columbia.

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

(hereinafter called the "Grantor")

AND

HAJIME SUZUKI (Optometrist)
of 377 Powell Street, City and Province aforesaid

(hereinafter called the "Grantee")

WITNESSETH, that, in consideration of One-----

----- (\$1.00) -----

Dollars of the lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof is hereby by him acknowledged) he, the said Grantor, DOTH GRANT unto the said Grantee, his heirs and assigns FOREVER:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in

the City of Vancouver, Province of British Columbia, and more particularly known and described as Lot Thirty (30) in Block Forty (40), Subdivision of District Lot One Hundred and Ninety-Six (196), Group One (1) New Westminster District according to the registered map or plan deposited in the Land Registry Office at the City of Vancouver, Province aforesaid and numbered 196.

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

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever; Subject nevertheless to the reservations, limitations, provisos and conditions expressed in the original grant thereof from the Crown, and subject to all taxes, rates and local improvement assessments whether already or hereafter assessed.

AND SUBJECT to a certain Indenture of Mortgage to the Yorkshire and Canadian Trust, Limited. Registered in the Land Registry Office at the City of Vancouver, B.C., as number 29498-H.

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.

THE ATTACHED DEED OF LAND IS A TRUE COPY OF THE ONE BETWEEN KOTO SUZUKI
AND HAJIME SUZUKI DATED MARCH 4, 1941

Lawrence

A Notary Public in and for the
Province of British Columbia

APRIL 14, 1943.

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

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

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

IN WITNESS WHEREOF the said parties hereto have hereunto set their hands and seals on the date first above mentioned.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Signature of Witness } "Walter S. Young"
Street Address } 141 Gore Ave.,
City or Town } Vancouver, B.C.
Occupation of Witness } Broker

"Koto Suzuki" (Seal)

FOR MAKER

I HEREBY CERTIFY that, on the

day of 19 , at

oath of
before me and acknowledged to me that
the maker thereof, and whose name
contents thereof, and that
years.

, 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 know the
executed the same voluntarily, and of the full age of twenty-one

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

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.

FOR WITNESS

PROVINCE OF BRITISH COLUMBIA }
TO WIT: }

1. Walter S. Young
of Vancouver
make oath and say:

of the City
, in the Province of British Columbia,

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

Sworn before me at Vancouver, B.C. }
in the Province of British Columbia, this 4th }
day of March 19 41 }

"Walter S. Young"

"Geo. F. Jacobs" (Seal)

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

ACKNOWLEDGMENT OF OFFICER OF CORPORATION

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, and that he is the person of the said _____ and affixed the seal of 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 _____ British Columbia, this _____ day of _____ in the year of our Lord one thousand nine hundred and _____

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.

Dated 4th March 1941

KOTO SUZUKI

—TO—

HAJIME SUZUKI

Deed of Land

The Western Surveying Co. Ltd., Vancouver, B.C.
Legal Form for the Four Western Provinces

Lot 30, Block 40, D.L. 196.
Group 1, N.W.D., Map 196.

FOR ATTORNEY

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 _____) personally known to me and acknowledged to me that he is the person who subscribed the name of the annexed Instrument as the maker thereof, that the said Instrument is the same person mentioned in the said Instrument, and that he, the 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, at _____ British Columbia, this _____ day of _____ in the year of our Lord one thousand nine hundred and _____

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.

CANADA
PROVINCE OF BRITISH COLUMBIA
To wit:

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 above acknowledgment.

2. At the time of the execution of the annexed 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 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

ADDRESS ALL COMMUNICATIONS
TO THE COMPANY

CABLE ADDRESS
ROYALTRUST

The Royal Trust Company

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

EXECUTORS AND TRUSTEES

626 PENDER STREET WEST

Vancouver, B.C.

30th October, 1942.

RECEIVED
NOV 2 1942

Attention Mr. Cramer.

Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
675 W. Hastings Street,
Vancouver, B.C.

Dear Sirs,

Re: AKI KUBA - LOT 30/40/196 - YOUR FILE #11511.

We return the copy of the Certificate of Encumbrance regarding the above property, which you left with us.

With reference to the mortgage which is registered against the title of the above property in favour of Elinore Mary Robertson and Douglas Allan Robertson under an Assignment, the balance owing under this mortgage was paid on October 23rd, 1941.

The mortgage was turned over to the Trust Company in December, 1936 for collection and our dealings were with Mrs. Suzuki.

Yours faithfully,

G.R. SOMERVILLE.

Manager Mortgage Department.

GRS/VET
Encl-

ADDRESS ALL COMMUNICATIONS
TO THE COMPANY

put to Cramer
CABLE ADDRESS
ROYALTRUST

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
NOV 11 1942

The Royal Trust Company

EXECUTORS AND TRUSTEES

626 PENDER STREET WEST

Attention Mr. Cramer.

Vancouver, B.C.
V.L. 2775.

10th November, 1942.

Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
675 W. Hastings St.,
Vancouver, B.C.

Dear Sir,

re: AKI KUBA - LOT 30/40/196 - YOUR
FILE #11511.

Referring to your call to-day and with further reference to our letter of the 30th October, the mortgage on the above property was signed by Frances Hawkins and for your information we enclose copy of the mortgage dated 31st October, 1924. Mrs. Hawkins at that date must have been the registered owner of the property and we have no information to whom she sold it.

You will also notice that the mortgage covers Lot 13, Block 18, District Lot 185. The mortgage against this particular piece of property was released on the 23rd March, 1925 by the Yorkshire & Canadian Trust, Ltd., the original mortgagees. The Release of the mortgage against Lot 30, Block 40, District Lot 196, was handed to Mrs. Suzuki when the mortgage was repaid in October, 1941.

Yours faithfully,

GRS/VET
Encl-

G. R. SOMERVILLE
Manager Mortgage Department.