From Certificate No. 70804 E

No. 55172 I

THE GOVERNMENT OF THE PROVINCE OF BRITISH COLUMBIA

Certificate of Indefeasible Title

Date of Application, the 9th day of September, A.D. 1920

Register of Indefeasible Fees, Vol. 185, Fol. 55172 ?

This is to certify that Reyzo Shigei

is absolutely and indefeasibly entitled in Fee-simple, subject to such encumbrances, liens, and interests as are notified by endorsement hereon, and subject to the exceptions and reservations printed hereon, to that piece of land known as

Lot Twenty-eight (28),

Block Fifty-two (52),

District Lot One hundred and ninety-six (196),

Map No. 196,

City of Vancouver.

In witness whereof I have hereunto set my hand and Seal of Office at Vancouver, British Columbia, this 17th day of September, 1920

Arthur ... Smith
District Registrar.

[OVER]

This Certificate of Indefeasible Title is void as against the title of any person adversely in actual possession of and rightly entitled to the hereditaments included in same at the time of the application upon which this Certificate was granted, and is subject to—

(a.) The subsisting exceptions or reservations contained in the original grant from the Crown:

(b.) Any Provincial tax, rate, or assessment at the date of the application for registration imposed or which may thereafter be imposed on the land, or which had theretofore been imposed and which was not then due and payable:

(c.) Any municipal charge, rate, or assessment at the date of the application for registration imposed or which may thereafter be imposed on the land, or which had theretofore been imposed for local improvements or otherwise and which was not then due and payable:

(d.) Any lease, or agreement for lease, for a period not exceeding three years, where there is actual occupation under the same:

(e.) Any public highway or right-of-way, watercourse or right of water, or other public easement:

(f.) Any right of expropriation by Statute:

(g.) Any lis pendens, mechanics' lien, judgment, caveat, issue, or other charge, or any assignment for the benefit of creditors registered since the date of the application for registration:

(h.) Any condition, exception, or reservation endorsed hereon:

(i.) The right of any person to show that any portion of the land is by wrong description of boundaries or parcels improperly included in this certificate:

(j.) The right of any person to show fraud, wherein the registered owner has participated in any degree.

SUBDIVISION MAPS

THE FOLLOWING PIECES OF LAND HAVE BEEN TRANSFERRED:

Land.	Cert. No.

Source: Nikkei National Museum, 2001-1-1-56-6
www.nikkeimuseum.org