

13008

13008

INFORMATION FROM R.C.M.P.

DATE 2/6/43

Our File No. 13008

Full Name KUMAGAI, Jinji John
(Surname in Block Letters)

Registration No. 09592

Male - Female
(Check)

Age 17/7/12

Former Address 958 Brunette St., New Westminster, B. C.

Date Evacuated Apr. 7/42

Naturalized - Canadian-Born - National
(Check)

Present Address 566 Dundas St., London, Ont.

☒ ried - Single
(Check)

Name of Wife _____

Name of Husband _____

^{nee}
Name of Mother (KOMATSU) Misa

Name of Father Zenjuro (Dec'd)

Names of Children under 16 _____

Requested by ECD

Registered with Custodian yes
(Yes or No)

Additional Information Mill worker.

Catalogue No.

File No. 12900

Jinji John KUMAGAI

Reg. No. 09592

Civic Address: 958 Brunette Street

Legal Description: Lots 1, 2, 3 and 5 to 11 inclusive,
Block 2, of Lot 16, Group 1, Map
1531, District of New Westminster.

Classification: Dwelling, Buildings and Vacant Land.

.....V.L.A.....

See "Real Property" file No. 12900.

12896
12898
12900
13008 ✓

January 6, 1948.

REGISTERED
Mr. Jinji John KUMAGAI,
Registration No. 09592,
340 King Street,
London, ONTARIO.

Dear Sir:

We acknowledge receipt of your letter of the 2nd ultimo enclosing Statutory Declaration advising us that all liabilities in connection with your father's Estate have been paid in full.

Regarding the piano stored at Kelly Piano Company by Mr. James Akira Kumagai, we wish to advise you that we have received the following letter from said firm, dated December 15, 1947:

"As we have had no reply to our letter of October 10th, this is to advise you that we have now repossessed Mr. Kumagai's piano. This will cancel Mr. Kumagai's indebtedness to us."

We are, therefore, in view of the above, enclosing herewith our cheque for the sum of \$804.43, which amount represents all funds on hand in your account in this Office.

Please acknowledge receipt of this cheque on receipt of same.

Yours truly,

W. J. JOHNSON
OFFICE OF THE CUSTODIAN

WJ/HMS
Enc.

12900
13008 ✓

October 29, 1947.

Mr. Jinji John KUMAGAI,
Registration No. 09592,
London Hostel,
240 King Street,
London, ONTARIO.

Dear Sir:

We are in receipt of your letter of the 27th instant and note contents.

In connection with funds in the Canadian Bank of Commerce, we wish to advise you that the Custodian has no objection to these being forwarded to you and we will so advise the Bank when you have communicated with them.

The above Bank, however, advised us today by telephone, that they will require a Certified copy of Letters of Administration appointing you Administrator of the Estate of your late father, Zenjuro KUMAGAI, and also Releases from the Governments of the Province of British Columbia and the Dominion of Canada. The Barrister who handled your affairs in New Westminster, before Evacuation, would probably attend to these matters for you on request.

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN

WJJ/HMS

File # 13008

C
O
P
Y

LONDON HOSTEL

240 King Street
LONDON - ONTARIO

October 27, 1947.

Mr. W. J. Johnston,
Office of the Custodian,
Department of the Secretary of State,
506 Royal Bank Bldg.,
Hastings and Granville,
Vancouver, B. C.

Dear Sir,

I am in receipt of your letter of Oct. 14th instant
and am grateful for your information contained.

In respect of my brother's piano stored at Kelly's
I have written the former and expect an answer as to his plans
within few days.

I have gone over the liability sheet carefully and
note that the report is not up to date. To best of my knowledge,
all the debts have been paid by my brother or myself. And
hence, I will forward the necessary declaration to your office
as soon as possible.

In addition to above information, I would like you
to know that my late father had a small account left at the
Canadian Bank of Commerce, Columbia St., New Westminster, B.C.
It seems to me, it is only proper that I should receive it to
my credit as I have obligation of paying off his liabilities.

Trusting to hear from you, and thanking you again.

Yours truly,

"JJ KUMAGAI"

J. J. Kumagai.

Original on File # 15900

12900

13008 ✓

September 24th 1945.

The Manager,
Bank of Toronto,
King and Richmond Streets,
London, Ontario.

Dear Sir:

At the request of Mr. Jinji John KUMAGAI we are enclosing herewith our cheque for the sum of \$500.00, in favour of the Bank of Toronto to be credited to his account with your Bank.

Kindly acknowledge receipt of this remittance at your earliest convenience.

Yours very truly,

W. J. JOHNSTON
ADMINISTRATION DEPARTMENT.

WJJ/HMS
Enc.

MEMORANDUM

FILES: 12898
13008
12896
12897
12899
12900

January 25th, 1945.

TO: The file
FROM: W. J. Iverson

RE: Mr. Sakao KUMAGAI
Mr. Jinji KUMAGAI
Mr. James Akira KUMAGAI
Mrs. Misa KUMAGAI
Mr. Seichiro KUMAGAI
Mr. Jinji John KUMAGAI

See memo of March 24th, 1944, on file 12896, Mr. Sakao KUMAGAI, which relates that Dr. Kumagai removed personally all the family effects from 958 Brunette St., New Westminster, and shipped them to New Denver. Dr. Kumagai assumed responsibility for the distribution of any of these effects belonging to other members of the family, and so far as chattels are concerned, this shipment and the subsequent sale of a few items left at the residence, completes chattel liquidation of all the files.

WJI:LM

SOLDIER SETTLEMENT and VETERANS' LAND ACT.

File No. **J.L.511**

BC/248

Vancouver, B.C.

A. G. Duncan Crux, Esq.,
Randall Building,
535 West Georgia St.,
Vancouver, B. C.

KUMAGAI, Jinju

July 27, 1944

Dear Sir:-

Re: **Lots 1, 2, 3, & 5 to 11 inclusive**
Blk. 2 of Lot 16, Grp. 1, Map 1531
H.W.D. (Coquitlam)

I beg to acknowledge receipt of Duplicate
Certificate of Title No. **175254E** of the New Westminster
Land Registry Office for the above parcel of land in the
name of The Director, The Veterans' Land Act.

Herewith is Veterans' Land Act cheque
for \$ **2817.86**, in favour of The Secretary of State,
dated **July 27, 1944**, being the amount of the purchase
price in full of the above land arrived at as follows:-

Purchase Price - \$ **3056.00** ✓ *Reg. Fee*

Less arrears of taxes to
January 1st, 1943, - \$ **238.14** ✓ *5-00*

Amount paid to Secretary
of State: - \$ **2817.86**

Will you kindly acknowledge receipt of the
purchase price by signing the receipt on the duplicate hereof
and return it to me.

Yours truly,

T. Tourick
T. Tourick,
DISTRICT SOLICITOR

RECEIVED Cheque covering the purchase price in
full of the land above described.

JUL 28 1944

Date

Solicitor for The Secretary
of State.

13008

July 7, 1944.

Messrs. Crux & McMaster,
Barristers & Solicitors,
535 West Georgia Street,
Vancouver, B. C.

Attention Mr. A. G. Duncan Crux.

Dear Sir:

Re: Jinju KUMAGAI - Lots 1, 2 & 3
AND Lots 5 to 11, inclusive, of Blk. 2,
of Lot 16, Gp. 1, Map 1531,
Municipality of Coquitlam.

We enclose herewith Discharges of Mortgages
registered July 28, 1927 under number 58755C and
November 11, 1927 under number 59420C, duly executed
by Anne Elizabeth Boulanger for the sum of \$300.00 and
by Catharine Kirkconnell for the sum of \$400.00, dated
the 10th of June and the 11th of May, 1944, in favour
of subject Japanese in connection with the above des-
cribed properties.

Yours truly,

R. D. Richardson,
Farm Department.

Enc. 2. (dup.)
RDR/EG

13008 & 12900

John
May 4, 1944.

Messrs. A. N. MacIntosh Limited,
28 Lorne Street,
New Westminster, B. C.

Dear Sirs:

Re: Jinju John KUMAGAI - Lots 1, 2, 3 &
5 to 11, inclusive, Blk. 2 of Lot 16,
Gp. 1, Map 1531, Municipality of
Coquitlam.

According to advice received from you the balances
owing on the mortgages which you hold on the above properties
for Mrs. Boulanger and Mrs. Kirkconnell amounted to \$302.10
and \$356.30, respectively, as of February 29, 1944.

This property has been sold to the Director, Veterans'
Land Act, and discharge of mortgage is now required in order
to complete the sale.

We are enclosing herewith forms of discharge for your
signature and we would be obliged if you would sign the
documents and deliver same forthwith to our representative,
Mr. W. E. Anderson, whose signature appears in the margin
of this letter.

The Custodian hereby undertakes to forward you a cheque
for the above mentioned sum together with interest as soon
as the sale is completed. We expect that this transaction
will be closed in the course of the next two weeks but if
for any reason the sale is not completed, the discharge of
mortgage will not be recorded and will be returned to you.

Your co-operation herein will be very much appreciated.

Mr. Anderson's signature:

Yours truly,

R. D. Richardson,
Farm Department.

Enc. (dup.) 2.
RDR/EG

offer 3056

13008 & 12900

March 18, 1944.

Messrs. Crux & McMaster,
Barristers & Solicitors,
535 West Georgia Street,
Vancouver, B. C.

Attention Mr. A. G. Duncan Crux.

Dear Sir:

Re: Jinju John KUMAGAI - Lots 1, 2, 3 &
5 to 11, inclusive, Blk. 2 of Lot 16,
Op. 1, Map 1531, Municipality of
Coquitlam.

We enclose herewith Certificate of Encumbrance No. 49779 covering subject property and showing the registered owner as Jinju KUMAGAI "In Trust", Evacuee, Registration No. 09592, with a Mortgage in Fee to Ann Elizabeth Boulanger and to Catherine Kirkconnell, both registered, for whom the agents are Messrs. A. N. MacIntosh Limited, 28 Lorne Street, New Westminster, B. C.

As Mrs. Boulanger is in England and it will take two months to secure a Release from her and Mrs. Kirkconnell is in Ontario from where it will take two weeks to secure a Release, the Agents are enquiring if the Releases should be forwarded now for their signatures?

The Agents have forwarded us statements showing the balances owing on the Mortgages, separately, as at February 29, 1944, as follows:

Mortgage to Mrs. Boulanger:

Unpaid Balance of Principal	\$ 300.00
Int. @ 8% from Jan. 28 to Feb. 29/44	2.10
Total amount owing on Mortgage	<u>\$ 302.10</u>

Mortgage to Mrs. Kirkconnell:

Unpaid Balance of Principal	\$ 350.00
Int. @ 6% from Nov. 11/43 to Feb. 29/44	6.30
Total amount owing on Mortgage	<u>\$ 356.30</u>

Yours truly,

R. D. Richardson,
Farm Department.

Enc.
RDR/EG

13008 - 12900

February 25th, 1944.

Registered Mail

Messrs. A.N. MacIntosh Ltd.,
28 Lorne Street,
New Westminster, B. C.

Dear Sirs:

RE: Lots 1, 2 & 3 of Blk. 2, of Lot 16,
Gp. 1, Map 1531, Municipality of
Coquitlam, New Westminster District.

The sale of the above described property is being negotiated, and we desire to be in a position to pay off the Mortgage held by Ann Elizabeth Boulanger. We understand that you are the agent of the Mortgagee, and would ask you to fill in the statement attached, with interest to the 29th of the current month.

Yours truly,

Ian Macpherson
Title Examiner

IM:ML
Encls.

Files 12900 & 13000

November 27, 1943.

To: Mr. B. Good,

From: Mr. W. J. Johnston.

MEMORANDUM

Re: Jinju John KUMAGAI
Lots 1, 2, 3 and 5 to 11 Incl. in
Block 2 of Lot 16, Group 1, Map 1511,
Municipality of Coquitlam, N.W.D.

I wish to notify you that all members of the KUMAGAI family, beneficiaries of the Estate of Jenjuro KUMAGAI, deceased, have signed an agreement, original on file No. 12900, which states that Jinju John KUMAGAI is to be the sole beneficiary of the entire Estate and they have set over and transferred all their interest and right to him.

I would ask you therefore to please close account No. 13000, in the name of Jinju John KUMAGAI "In trust", and transfer the balance of funds in said account to Jinju John's personal account, No. 12900.

Proceeds from the sale of the above-mentioned property to the Director, Veterans' Land Act, should be credited to account No. 12900, and all expenses in connection with this property should also be entered in this account.

WJ:EB

File 13008

COPY

Original on
File #12900

MEMORANDUM OF AGREEMENT

made this day of 1943

BY AND BETWEEN the widow and all the children of the late
Jenjuro Kumagai otherwise known as Zenjuro Kumagai

THE PARTIES HERETO consisting of Misa Kumagai the widow of the said deceased, Sahae Paul Kumagai, Makio Kumagai, James Akio Kumagai, Jinju John Kumagai, Soichiro Kumagai agree and declare that they are the sole immediate family of the said Jenjuro Kumagai deceased and that there are no other children of the said deceased and that no children of the said deceased have died leaving issue or other immediate family.

THE SAID PARTIES have entered into the agreement hereby expressed for the purpose that Jinju John Kumagai shall be and become the sole beneficiary from the estate of the said Jenjuro Kumagai deceased

WHEREAS the said Jenjuro Kumagai died leaving those lands in the Province of British Columbia particularly described as Lots 1, 2, 3 and 5 to 11 inclusive in Block 2 of Lot 16, Group 1, Map 1531, Municipality of Coquitlam, District of New Westminster

AND WHEREAS Jinju John Kumagai has been granted Letters of Administration to the estate of the said Jenjuro Kumagai and now stands as said Administrator

AND WHEREAS there are certain debts which were owing by the said Jenjuro Kumagai in his lifetime and now stand debts of his estate

NOW THEREFORE THIS AGREEMENT WITNESSETH that Misa Kumagai, Sahae Paul Kumagai, Makio Kumagai, James Akio Kumagai, Jinju John Kumagai, Soichiro Kumagai the parties hereto jointly and severally agree to and with each other that Jinju John Kumagai has been since the death of the said Jenjuro Kumagai and is now and is hereafter to be regarded as the sole beneficiary of the estate of the said Jenjuro Kumagai

AND FOR THE CONSIDERATION OF the natural love and affection subsisting between members of the family and for other valuable considerations receipt whereof is hereby acknowledged the said Misa Kumagai, Sahae Paul Kumagai, Makio Kumagai, James Akio Kumagai, Soichiro Kumagai assign, set over and transfer unto the said

Jinju John Kumagai ALL AND SINGULAR the estate of the said Jenjuro Kumagai and
IN PARTICULAR Lots 1, 2, 3 and 5 to 11 inclusive in Block 2 of Lot 16, Group 1,
Map 1531, Municipality of Coquitlam, District of New Westminster

AND the said assignors and transferees hereby covenant to and with
the said Jinju John Kumagai that they will at any time hereafter execute such
further assurance of the said assignment and transfer as may be requested

AND IN CONSIDERATION OF the said transfer and assignment the said
Jinju John Kumagai doth covenant to and with the said Misa Kumagai, Sahae Paul
Kumagai, Makio Kumagai, James Akio Kumagai, Soichiro Kumagai jointly and
severally that he will hold them jointly and severally indemnified and save
them jointly and severally harmless from any claim or demand howsoever arisen
or to arise in the estate of the said Jenjuro Kumagai or in any part thereof
and IN PARTICULAR will save them harmless from all debts or other claims now
existing in respect of such estate

AND THE PARTIES HERETO each for himself agree that the Custodian of
Enemy Property in whom any of the estate of the said Jenjuro Kumagai may be
vested may administer such property for the sole benefit of Jinju John Kumagai
for his personal use without duty to account to any of the other parties to this
agreement

IN WITNESS WHEREOF the parties hereto have hereunto set their hands
and seals the day and date first above written

SIGNED SEALED & DELIVERED)

By the parties hereto)

in the presence of)

WITNESSES:

... Frank Bronghton as to Misa Kumagai

... Frank Bronghton as to Sahae Paul Kumagai

... Frank Bronghton as to Makio Kumagai

... Frank Bronghton as to James Akio Kumagai

... Frank Bronghton as to Jinju John Kumagai

SIGNED: A.E. ROSLING, SUPR. RCMP. as to Soichiro Kumagai

X
..... Misa Kumagai P.S.K.
..... Sahae Paul Kumagai
..... Jinju John Kumagai
..... Makio Kumagai
..... James Akio Kumagai
..... Soichiro Kumagai
P.S.K.

12900
13008 ✓

January 22, 1943.

Dr. Paul S. Kumagai,
P. O. Box 425,
New Denver, B. C.

Dear Sir:

Re: Zenjiro KUMAGAI Estate.

Following your letter of January 11 we telephoned Mr. Sargent and are to meet him shortly at his office when his file will be reviewed to determine if any steps were taken to place this property formally in the personal ownership of Jinji. Mr. Sargent doubted that any such step was taken on account of existing minor interests.

The writer has not the relevant files (seven in number) before him at the moment of writing, but has the impression that at least one of the children is still under 21 years of age. Is this the case, or are they all now of that age?

Your question regarding debts is answered thus:

1. Makio:—no claims on file.
2. James Akira:—One only to Kelly Piano Co. for \$112.90.

As indicated, we would feel bound to see to it that in some way the Kelly claim, if admitted as being in order, was paid or guaranteed, or that if it was not in order an adjustment was made.

Subject to this, and to all children being 21 years old, an agreement can readily be prepared. This would leave the Estate debts as they now stand, payable by the Estate, would saddle none of the family with any personal responsibility for them, and would yield to Jinji the benefit of the Estate for whatever he could do with it now or hereafter.

Would you wish such an agreement prepared by this office or by Mr. Sargent?

Should any child still be under 21 the share of that child (son or daughter) would have to be preserved pending the attainment of that age. This would present no difficulty but Jinji, or this office for him, in the meantime would have to keep a separate account for the share or shares in question, on reaching 21 any such child could then transfer as he or she thought fit. This could readily be done by the addition of a "rider" or "adoption clause" prepared at any time,

MR/CD

P. H. Russell,
Administration Department.

Yours truly,

It is hoped that the foregoing is all clear. We will write again after seeing Mr. Sargent.
attached to the main agreement, and completed on attainment of majority.

12900
13068

January 8, 1943.

Dr. Paul S. Kumagai,
P. O. Box 425,
New Denver, B.C.

Dear Sir:

Some time ago you told us that there had been made a family arrangement that the assets of your deceased father should all fall to Jinji Kumagai, your youngest brother, but that for various reasons this arrangement had not been made effective by registration. It is unfortunate that a family agreement was not made in writing at the time as the existence of such an agreement would have greatly simplified our administration of the property for Jinji. We propose, however, to prepare such an agreement to be signed by all the members of your family, subject however to the matter mentioned below. If such an agreement is prepared by us shall we send it to you to be circulated among the members of the family to be signed and returned to us? Copies would be provided for any members of the family who might want one. We presume that all are living and are over 21 years of age.

The matter above mentioned is this. If any debts are owing by any members of the family then, as such member is entitled by law to receive part of your father's estate, such part, up to its full value, would be liable for the debt. We could not arrange any agreement which would have the end of defeating lawful creditors. This need not matter greatly because in the proposed agreement there could be inserted a clause that Jinji would assume liability for such debts but only to the extent that he would benefit from the part of the Estate transferred to him by any particular debtor and only from the Estate itself. That is, Jinji would only assume a limited liability as he would not become personally liable for the debt.

Of course Jinji would still owe any debts existing that are personally due from him.

The matter presents little difficulty and we should be glad to know if it is wished that the arrangement made be put into effect as far as possible by agreement as outlined.

The alternative would be that this office would administer the Estate, assigning benefits to your mother and children as the assets and revenues might warrant, and paying claims against the Estate and against the individuals as might be possible from the funds on hand.

We believe that settling the matter by agreement would be simpler and better.

(over)

PER/CD

P. H. Russell.
Administration Department.

Yours truly,

Please let us hear from you.

13008
~~12760~~

January 8, 1943.

A. C. Campbell, Esq.,
Assessor of Probate & Succession Duties,
Victoria, B.C.

Dear Sir:

We learn that Jenjiro or Zenjuro KUMAGAI died
in 1938 and that Letters of Administration were granted to
Jinji KUMAGAI on November 25, 1938.

Will you please be kind enough to schedule for
us the assets, values, and debts disclosed in the affidavits.

Your information will be greatly appreciated.

Thank you, we are,

Yours truly,

P. H. Russell.
Administration Department.

PHR/CD

Dec. 1, 1942

INFORMATION FROM THESE FILES

File No. 12897 - Misa KUMAGAI (Mrs. Zenjuro) Reg. No. 15102.

File No. 13008 - Jinju John KUMAGAI "In Trust".

C. of E. Aug 14/42

EXTRACT

Lots 1, 2, 3 and 5-11 inclusive, Block 2 of Lot 16, Group 1,
Map 1531, Municipality of Coquitlam, District of New Westminster.

Owner - Jinju KUMAGAI "In Trust".

Mortgage- July 25/27 to Ann Elizabeth Boulanger.
\$300.00; interest at 8% per annum.
Lots 1, 2 and 3.

Mortgage- Nov. 11/27 to Catherine Kirkconnell
\$400.00; interest at 8% per annum.
Lots 5-11 inclusive.

Note:-

Mortgage- Boulanger Lots 1, 2 and 3.
\$300.00 Prin.; Interest paid to July 28/42 (13008)

Mortgage- Kirkconnell - Lots 5-11 inc.
Balance - \$350.00; Interest now 6% per annum.
Interest due \$12.25 to Nov. 11/42 (12897), that is,
(Bal. \$1.75 due May 11/42, plus \$10.50 due
11/11/42)

TAXES: Land - Total as statement on file \$307.71 (13008)
less paid by this office Nov.
14/42 70.00 (13008)

{ 1941 - \$146.53 }
{ 1942 - 146.53 }
{ Int. - 14.65 \$307.71 }

INSURANCE: Premium paid to Nov. 15/45 - see Nov. 21/42.
\$1,000.00 on Dwelling (13008)
Loss Payable - Mrs. Kirkconnell.

RENTALS: \$25.00 per month - Tenant Mrs. McGeachie.

BRD/GH

(2)

Files #12895 Makio KIMAGAI
12896 James Akira KIMAGAI
12897 Miss KIMAGAI
12898 Paul Saburo KIMAGAI
12899 Seishiro KIMAGAI
12900 Jinja John KIMAGAI
13008 Jinja John KIMAGAI (IN TRUST) —

November 3, 1942

MEMORANDUM TO FILES

From: Mr. Russell

Jenjuro KIMAGAI, deceased, whose widow is Miss 12877, and whose children are above named, died leaving lots 1, 2, & 3 and lots 5 to 11, Blk. 2, Lot 16, Group 1, Map 1531, Cuyahoga Co., E. C.

Letters of Administration to Jenjuro's estate were granted to Jinja John and File 13008 has been created to deal with the Estate.

The report of Bushmister Trust dated July 20 states that lot 5 is in the name of Makio but this is an error. They possibly intended to refer to lot 4. That matter can be dealt with on 12895 to which a copy of this memo will be sent.

Prima facie the widow and all children would share in the Estate.

A family arrangement has been made however, whereunder it has apparently been agreed that the youngest son, John Jinji (to whom letters of administration have been granted) should become the beneficial owner of the land, free from trusts in favour of the rest of the family. See Paul S. Kimagai's letter of Aug. 11, 1942 on 12900.

This arrangement has not actually been implemented and the title still stands in the name of Jinja Kimagai in trust (C. E. on 13008). This is no doubt the same person who signs Jinji John on J.P. form on 12900.

Paul S. Kimagai states that this arrangement has not been made effective on account of mortgages against the land and further on account of about \$500.00 in miscellaneous claims against Jenjuro's Estate. The mortgages need not hold up the arrangement.

A claim by Frankman Eor amounting to \$171.44 is found on Jinji John's personal file. It is not clear whether this is against him or against the Estate. This should be clarified and proved by Statutory Declaration.

No claims (other than some administrative items) are found on the Estate file.

(over)

A. N. MacIntosh
R. K. Chapman

Telephone 88
P. O. Box 980



A. N. MacINTOSH, LIMITED

REAL ESTATE, MORTGAGE LOANS, INSURANCE
RENTS AND INTEREST COLLECTED

Notaries Public, Conveyancers
and Valuers

NEW WESTMINSTER, B. C.,

September 10, 1942.

STATEMENT OF JENJURO KUMAGAI MORTGAGES

1. Amount \$300.00
Mortgagee Mrs. A. E. Boulanger
Date July 28, 1927 for 1 year.
Interest at 8% per annum due half yearly - Interest paid
to July 28, 1942.
Property - Municipality of Coquitlam - Lots 1, 2, and 3 of
Block 2 of Lot 16, Group 1, Map 1531.

2. Amount \$400.00
Mortgagee Mrs. C. Kirkconnell
Date November 11, 1927 for 1 year.
Interest at 8% per annum due half yearly.
Interest now accepted at 6% per annum if paid on time.
Interest arrears to May 11, 1942 - \$1.75.
Balance of principal due \$350.00

Property - Municipality of Coquitlam - Lots 5, 6, 7, 8, 9,
10, and 11, Block 2 of Lot 16, Group 1, Map 1531.

Dominion of Canada

Province of
British Columbia

In the Matter of MORTGAGE

JENJURO KUMAGAI

To

MRS. ANN E. BOULANGER

To Wit:

I,

ALEXANDER NORMAN MacINTOSH (Broker) 28 Lorne Street,

City of New Westminster, in the Province of British Columbia,
do solemnly declare that I am President of A. N. MacINTOSH, LTD. and
that:-

1: Our client, Mrs. Ann E. Boulanger, now of Derby,
England, holds a Mortgage dated July 28, 1927 on property
known as Lots One (1), Two (2) and Three (3), of Block
Two (2) of Lot Sixteen (16), Group One (1) Map 1531 in the
Municipality of Coquitlam, New Westminster District, British
Columbia, belonging to the Estate of JENJURO KUMAGAI.

2: At present, the standing of the Mortgage is as
follows:-

Principal \$ 300.00
Interest at 8% paid to January 28, 1942.
Next Interest of \$12.00 due July 28, 1942.

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 New Westminster,

in the Province of British Columbia,

this Twentieth

day of

April

A. D. 19 42

A. N. Macintosh

Robert L. Hyslop

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

Removed from
5292 to 13008

Dated April 20th, 1942

IN THE MATTER OF

MORTGAGE

JENJURO KUMAGAI

To

ANN E. BOULANGER

STATUTORY
DECLARATION

A. N. MACINTOSH, LTD.
28 Lorne St.
New Westminster, B.C.

The Society of Notaries Public of British Columbia.

5292
File 13008
Dominion of CanadaProvince of
British Columbia**In the Matter of MORTGAGE**

JENJURO KUMAGAI

To

MRS. CATHERINE KIRKCONNELL

To Wit:**I,**

ALEXANDER NORMAN MacINTOSH (Broker) of 28 Lorne Street,

City of New Westminster, in the Province of British Columbia,

do solemnly declare that I am President of A. N. MacINTOSH, LTD. and
that:

1: Our client, MRS. CATHERINE KIRKCONNELL, of London, Ontario, holds a Mortgage dated November 11, 1927 on property known as Lots Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10) and Eleven (11), Block Two (2) of Lot Sixteen (16), Group One(1), Map 1531 in the Municipality of Coquitlam, New Westminster District, British Columbia, belonging to the Estate of JENJURO KUMAGAI.

2: At present, the standing of the Mortgage is as follows:-

Now owing - Balance Principal, THREE HUNDRED AND SEVENTY DOLLARS (\$370.00).
Interest accepted at 6%.
Next Interest of \$11.75 due
May 11, 1942.

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 New Westminster

in the Province of British Columbia,

this Twentieth

day of

April

A. D. 1942

*A. N. Macintosh**R. K. Simpson*

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

Removed from
5292 to 13008
5-1-45

Dated April 20th, 1942.

IN THE MATTER OF

MORTGAGE

JENJURO KUMAGAI

To

CATHERINE KIRKCONNELL

STATUTORY
DECLARATION

A. N. MacINTOSH, LTD.
New Westminster, B.C.
The Society of Notaries Public of British Columbia.

COPY
For file
of Jinju KUMAGAI
~~5292??~~

COPY
CERTIFICATE OF ENCUMBRANCE
Land Registry Office

No. 49779

File 13008

New Westminster, B.C.

--- minutes 10 o'clock 14th day of August, 1942.

I HEREBY CERTIFY that the following is the state of the
title to -----

Lots, 1, 2, 3, and 5 to 11 inclusive Block 2 of Lot 16, Group 1
Map 1531 Municipality of Coquitlam in the District of New
Westminster.

Registered Owner: JINJU KUMAGAI "In Trust" (See filing No. 21446) viz;

Register of Indefeasible Fees Folio No. 129203E

Registered Charges: Certificate of Vesting in the Custodian Filed
No. 24355

58755C	28th July 1927 Mortgage in Fee to Ann Elizabeth Boulanger for the sum of \$300.00 with interest at the rate of 8% per annum as to Lots 1, 2 and 3.
59420C	11th November 1927 Mortgage in Fee to Catherine Kirkconnell for the sum of \$400.00 with interest at the rate of 8% per annum as to Lots 5 to 11.

Applications for Registration: None

Receiving Order or authorized Assignment under the "Bankruptcy Act": None

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

Seal of the Registry
"E.S. Stokes"
Registrar.

To: Office of the Custodian.

FOR ORIGINAL SEE FILE 10931.

*Removed from
5292 to 13008
8-1-45*

*12900
13008*