

13049



# REAL ESTATE

FILE No 13049

## OFFICE OF THE CUSTODIAN JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

### PERSONAL INFORMATION

NAME: YABUKI, Seijiro ✓

HOME ADDRESS: 1733 West 2nd Avenue, Vancouver, B. C.

REGISTRATION NUMBER 00251 SEX: Male AGE: 54

OCCUPATION: Gardener

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER:

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Tamako Yabuki (no initials)

ADDRESS OF WIFE OR HUSBAND:

NAMES OF ANY LIVING CHILDREN: No

ADDRESS OF CHILDREN:

AGE OF CHILDREN:

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

1. LOCATION AND DESCRIPTION: 1733 W. 2nd Ave.  
Vancouver B.C.  
Old Lawnmower, 6 sq. ft oil carpet  
Lot 27/218/526

2. BUILDINGS AND OTHER IMPROVEMENTS:

Six room house and woodshed - no basement.

3. INSURANCE (Give particulars; state where policies are) \$1200.00 in Gore District

Mutual Fire Insurance Company expires January 2nd 1946. Policy with Custodian

4. TAXES (Amount and where payable) paid for 1942 to City of Vancouver.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)

none.

6. OCCUPANCY AND LEASES (If vacant so state) Rented on month to month

tenancy to S. Brandon at \$20.00 per month payable in advance  
on 12th each month.



7. STATE WHEREABOUTS OF TITLE DOCUMENTS: \_\_\_\_\_
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: no.
9. IF FARM LAND STATE CROPS SOWN no

**STATEMENT OF REAL PROPERTY OCCUPIED**

1. LOCATION AND DESCRIPTION: \_\_\_\_\_
2. LANDLORD'S NAME AND ADDRESS: \_\_\_\_\_
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: \_\_\_\_\_
4. STATE WHEREABOUTS OF LEASE: \_\_\_\_\_
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) \_\_\_\_\_
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: \_\_\_\_\_

**STATEMENT OF PERSONAL PROPERTY OWNED:**

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: \_\_\_\_\_

*See 1<sup>st</sup> page.*

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS \_\_\_\_\_
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY \_\_\_\_\_



4. INSURANCE CARRIED ON ABOVE PROPERTY: \_\_\_\_\_
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF  
OTHERS: \_\_\_\_\_
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) \_\_\_\_\_
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) \_\_\_\_\_
8. BANK ACCOUNTS: \_\_\_\_\_
9. LIFE INSURANCE: \_\_\_\_\_
10. INTEREST IN ANY ESTATES OR TRUSTS. \_\_\_\_\_
11. SAFETY DEPOSIT BOX: \_\_\_\_\_

**LIABILITIES:**

1. PERSONAL DEBTS: \_\_\_\_\_
2. TRADE DEBTS: \_\_\_\_\_

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

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 9 day of December 1942.

(Signature)

Seijiro Gabuki

\_\_\_\_\_  
Witness

FOR DEPARTMENTAL USE \_\_\_\_\_



13049

INFORMATION FROM R.C.M.P.

DATE 9/4/42

Our File No. 13049

Full Name YABUKI, Seiji Mr.  
(Surname in Block Letters)

Registration No. 00251

Male - Female  
(Check)

Age 1888

Former Address 1733 West 2nd Ave., Vancouver, B. C.

Date Evacuated 31/3/42

Naturalized - Canadian-Born - National  
(Check)

Present Address Tasime, B. C.

*RR No. 3, London, Ontario*

Married - Single  
(Check)

Name of Wife Tamako # 00252

Name of Husband

Name of Mother Fruyu (dec'd)

Name of Father Shizaburo (dec'd)

Names of Children under 16

Requested by A.M.

Registered with Custodian  
(Yes or No)

Additional Information Gardener. Owns boat house & land at 1733 W. 2nd.



13049

REGISTERED

August 14, 1946.

Mr. Seijiro YABUKI,  
Registration No. 00251,  
R. R. No. 3,  
London, Ontario.

Dear Sir:

We have for acknowledgement your letter of August 2nd requesting the balance of your funds. We now enclose Custodian cheque in the sum of \$1158.14 which represents your entire credit with this office.

You have already been forwarded a statement of your account up to October 18, 1945, which showed a credit balance in your account of \$1158.14, the amount of the cheque enclosed herewith.

It would now appear that we have accounted for all the property of every kind left by you in the protected area which came under the control of the Custodian, and in order that you may confirm this and acknowledge the cheque we are enclosing a stamped and addressed envelope for your convenience in replying.

Yours truly,

A. G. McArthur,  
Administration Department

/ER

Enc. - CUSTODIAN CHEQUE \$1158.14  
- Return Envelope.



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

PHONE PACIFIC 8131

PLEASE REFER TO

FILE NO. 13049

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

August 14, 1946

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

Dear Sir:

Re: Seijiro YABUKI - #00251.  
London, Ontario.

This is to advise you that we have today remitted  
to the above Japanese our cheque for \$ 1158.14.

There remains to his credit on our books at the  
present time the sum of ..... \$ Nil

All assets under our control belonging to the above  
named

Have been disposed of ..... Yes.

Have not been disposed of .....

Yours truly,

A. G. McArthur,  
Administration Department.



13049

April 2nd, 1946.

The Prudential Insurance Co. of America,  
Newark, New Jersey,  
U. S. A.

Dear Sirs:

Attn: J. P. Ruffelder, Assistant  
to the Supervisor.

Re: Policy No. 972,877 - Seijiro YABUKI.

We are in receipt of your letter of March 25th in which you state that Mr. Yabuki requests the cash surrender value of the above-mentioned policy, which has a cash surrender value of \$36.93.

It is in order for you to send a cheque for the above amount to Mr. Seijiro Yabuki at Tashme, B. C. Kindly send two copies of your letter to Mr. Yabuki to this office that we may send one copy to the Department of Labour, Japanese Division and retain one on our file.

Yours truly,

P. Douet,  
Administration Department

PD/ER

cc Mr. Seijiro YABUKI, Reg. No. 00251, Tashme, B.C.  
cc Department of Labour, Japanese Division.

*Checked by Dept. L. advised April 29/46  
as to amount. A. J. W.*





# The Fidelity

## INSURANCE COMPANY OF AMERICA

HOME OFFICE: NEWARK, N. J.

LOUIS R. MENAGH, JR., COMPTROLLER  
ASSISTANT COMPTROLLERS  
HARRY A. MITSCHER ARTHUR P. HUBSCHMITT  
PATRICK J. FLATLEY WILLIAM CHODORCOFF  
SUPERVISORS  
THURMAN D. MORGAN WENDEL J. DROBNYK  
CHARLES S. LANG

IN RE

Policy-M4,972,877  
Insured-Seihiro Yabuki.

EVACUATION SECTION	
Rec'd	APR 1 1946
File No.	13049
Ans.	Apr. 27 1946
Referred	Reut

March 25, 1946

ENEMY SECTION	
Rec'd	MAR 29 1946
File No.	13049
Ans.	
Referred	

Department of the Secretary of State,  
Office of the Custodian,  
506 Royal Bank Building,  
Hastings and Granville,  
Vancouver, British Columbia, Canada.

Attention: Mr. Johnston, Insurance Department.

Gentlemen:

We have received a request from the insured for the cash surrender value, of the above mentioned policy which amounts to \$36.93.

Mr. Yabuki, who according to our records was born in Japan, is presently residing at Tashme, British Columbia.

We are unable to determine whether our insured is an evacuee, however, there is a possibility that he might have been in view of the fact that when the policy was issued in 1937 he resided at 1733 West 2nd Ave., Vancouver, British Columbia. Therefore, in view of the foregoing we would appreciate being advised the proper procedure to follow in order to disburse the funds.

In order to expedite the payment of the proceeds we would appreciate it if you will please forward your reply for the attention of the undersigned, 763 Broad Street, Newark 1, New Jersey.

Very truly yours,

Assistant to the Supervisor.



13049

January 2nd, 1946.

Mr. Seijiro YABUKI,  
Registration No. 00251,  
Tachoo, B. C.

Dear Sir:

Re: Catalogue No. 313,  
1733 W. 2nd Ave., Vancouver, B. C.  
Lot 27, Bk. 218, D.L. 526.

You have already been advised that the above property was sold for \$1150.00, based on an independent appraisal and approved by the Advisory Committee. We now enclose a revised statement showing the net proceeds of the sale, from which it will be seen that the net amount credited to your account from this sale is \$1090.28 and you will no doubt like to have this statement on record.

We also enclose a general statement of your account which includes the above figure and shows that your present credit balance is \$1156.14.

Yours truly,

P. Douet,  
Administration Department

PD/ER  
Enc. 2  
cc Department of Labour, Japanese Division.



Catalogue No. 313

File No. 13049

1733 West 2nd Avenue

27/218/526

ADJUSTMENTS

As of December 3, 1943.  
28 days to go.

Debit purchaser

28/365 x \$ 39.15	taxes for 1943	\$ 3.00
28/184 x \$ 14.35	water July to Dec.	2.18
50/72 x \$ 7.20	insurance premium (ex. 2/1/46)	5.00

Registration fees on Deed. \$1,150.00	6.65
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Total debits	\$ 16.83
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Credit purchaser

Proportion rents for month of Dec., Jan. - 39/31 x \$19.00	\$ 23.90
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Total credits

Less total debits	\$ 23.90 16.83
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Net credit due to purchaser

\$ 7.07

as to Gordon H. Thompson.

Horne, Taylor & Co. Ltd.

Savage, Keith & Savage.



13049

February 2, 1944.

Mr. Seijiro YABUKI,  
Registration No. 00251,  
Tulsa, B. C.

Dear Sir:

Re: Catalogue No. 313  
1733 West 2nd Avenue  
77/238/526

Please be informed that 1733 West 2nd Avenue has been sold as of December 3, 1943 for the sum of \$1,150.00 which is equal to or in excess of the value attached to these premises by an independent appraiser.

Rents, less expenses, up to the mentioned date have been credited to your account and adjustments of unearned taxes and any insurance premiums have also been credited to you.

The net result of the sale is as follows:

Sale price	\$ 1,150.00
Less Real Estate Agent's Commission @ 5%	<u>57.50</u>
Net credit to your account	<u>\$ 1,092.50</u>

These funds are available to you in the usual way.

Yours truly,

George Peters,  
Administration Department.

GP:ED

cc to B. C. Security Commission.



13049

November 26th, 1943

Messrs. Horne, Taylor & Co., Ltd.,  
817 West Pender Street,  
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 313  
1733 West 2nd Avenue

This will acknowledge receipt of your letter of the 20th instant in which you advise that your clients are prepared to revise their former bid and now offer to purchase the above property for the sum of \$1150.00. Your cheque for \$100.00 is also acknowledged.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for \$1050.00, to complete the purchase price on this property.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not the purchaser is a British subject.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

A statement of adjustments of taxes, etc. will then be prepared, including registration fees, and forwarded to you after which the documents will be submitted for registration.

Yours truly,

F. G. Shears,  
Director.

FGS/AN



**SAVAGE, KEITH & SAVAGE**

*Barristers and Solicitors*

*William Savage*

*Reginald R. Keith*

*John P. Savage*

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

**RECEIVED**  
JUL 28 1942

TELEPHONE: PACIFIC 1022

PACIFIC BUILDING  
644 WEST HASTINGS STREET

*Vancouver, B.C.*

July 27, 1942.

The Custodian of Enemy Property,  
Japanese Evacuation Section,  
675 West Hastings Street,  
Vancouver, B.C.

11602

Dear Sir:

Re: Tamako Yabuki - Registered No. 00252  
Your Fiel 76, 16002

Mrs. Yabuki was in to see the writer some two months ago. She came to us because we acted for the Estate from whom she purchased the property. She made an arrangement with us that we would look after the collection of rents of the property and advised us that she had arranged to rent the property to a white person and that she would notify us when the property became vacant on her leaving Vancouver.

We have not received any word from her since and presume that she is still in Vancouver.

Yours truly,

SAVAGE, KEITH & SAVAGE

Per *Reg. R. Keith*

RRK:NW



Catalogue No. 313  
File No. 13049  
1733 West 2nd Avenue  
27/218/526

Receipt of Certificate of Title No. 96075-L is by us hereby acknowledged  
and we agree that all adjustments and incidents in connection with the  
sale to us of property covered by the said certificate have been settled.  
Receipt is also acknowledged of Gore District Mutual Fire Insurance Company policy  
No. 12990 together with assignment thereof in quadruplicate.

Dated at Vancouver, B. C., this 5<sup>th</sup> day of February 1944.

A. S. Mathieson





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

Dear Sirs:-

Re: \_\_\_\_\_

I understand that any Japanese effects and furniture on the premises are not included in the sale. These will be removed by the Custodian as soon as possible but in cases where the furniture is included in the lease to the present tenant it cannot, of course, be removed until he is ready to vacate the premises. I undertake to give the Custodian at least two weeks notice of the date on which the tenant is vacating the premises and to allow the Custodian access to the premises in order to remove the furniture at a reasonable and convenient time following the termination of the lease.

Yours faithfully,

*A. S. Mathieson* Signed



Catalogue No. 313  
File No. 13049

January 28th, 1944.

**MEMORANDUM**

TO: Mr. George Peters.

FROM: Mr. D. A. Cramer.

Seijiro IABUKI  
Lot 27, Blk. 218, D.L.  
526, Gp. 1, N.W.D.,  
Plan 590.

With reference to the above property which was recorded  
in the Vancouver Land Registry Office, January 17th, 1944, we  
enclose herewith the following documents in connection therewith.

1. Copy of application number 96074-L dated January 12th, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 96075-L dated January 12th, 1944, registering the property in the names of Kristjan Gudmundur Mattieson and Anna S. Mattieson - Joint Tenants (Deed).
3. Duplicate of Transmission dated December 15th, 1943.
4. Duplicate of Deed dated December 15th, 1943 - Secretary of State to Kristjan Gudmundur Mattieson and Anna S. Mattieson - Joint Tenants.
5. Certificate of Indefeasible Title number 96075-L, dated January 24th, 1944, covering the above property in the names of Kristjan Gudmundur Mattieson and Anna S. Mattieson - Joint Tenants.

*Refused*

DAC:JB  
Encs.



Catalogue No. 313.  
File No. 13049.

December 9th, 1943.

MEMORANDUM

TO: Mr. K.W. Wright

FROM: Mr. D.A. Gomer

Seijiro YABUKI - Reg. No. 00251  
City of Vancouver  
Lot 27, Blk. 218, D.L. 526, Cp. 1,  
N.W.D., Plan 590.  
Certificate of Vesting No. 34766.

We enclose herewith the following documents in connection with the sale of the above described property.

1. Original Certificate of Encumbrance.
2. Transmission in duplicate.
3. Deed in duplicate.....Kirstjan Gudmundur Mattieson  
Anna S. Mattieson  
(Joint Tenants).
4. Copy of letter showing to whom sold  
and price paid for the property.
5. Memorandum from the Administration  
Department confirming valuation, and  
approval of Advisory Committee.

Certificate of Indefeasible Title Number 18393-L whereabouts  
not stated. Letter has been written to the Japanese.

*D. A. Gomer*

DAG:ML  
Encs.



REAL PROPERTY SUMMARY

File 13049

JAPANESE NAME: Seijiro YABUKI - - Reg. No. 00251.

CATALOGUE NO: 313.

PROPERTY ADDRESS: 1733 W. 2nd Avenue, Vancouver, B. C.

LEGAL DESCRIPTION: Lot 27, Block 218, District Lot 526, Group 1, New Westminster District, Plan 590.

TITLE: In the name of Seijiro YABUKI.

ENCUMBRANCE: Vesting 34766 - 28th August 1942.

ASSESSED VALUE: 1943 -  
Land \$450.00  
Improvements 650.00 Total \$1100.00 Taxes \$40.36.

CLASSIFICATION: Dwelling.

**HISTORY OF  
ADMINISTRATION:**

This six-room, two-storey, frame dwelling was rented by Yabuki to S. Brandsen for \$20.00 per month and he appointed Savage, Keith & Savage, barristers and solicitors, to look after the property and handle rentals, etc. The Custodian confirmed this arrangement. The tenancy commenced in September 1942 and continued until December 1944 when the property was sold for \$1150.00 gross. When the tenants took over it was agreed by the Evacuee and his solicitors that certain expenditure should be incurred for the installation of a bath -tub, etc. The total charge amounted to \$98.64. Apart from this no other expenses on repairs or decorations were incurred. Rentals were paid in regularly to us and no untoward difficulties arose during the period of our administration of this property.

**SOLD:**

Kristjan Gudmundur Mattieson (Coalshed employee) and Anna S. Mattieson, Joint Tenants, for \$1150.00 cash as at December 3rd, 1943.

**FUNDS:**

Released to the credit of Seijiro YABUKI, sale price \$1150.00 plus rentals \$320.00, total \$1470.00; less commission on rentals \$16.00, insurance \$7.20, sundries \$98.64, taxes \$39.15, Certificate of Encumbrance \$1.00, appraisal \$5.00, registration fee \$10.05, advertising \$4.00, commission on sale \$57.50, closing adjustments \$7.07, total \$245.61. Net amount released \$1224.39.

**TITLE:**

C. of T. delivered to registered purchaser on February 5th, 1944.  
Whereabouts unknown.

OLD C. OF T.  
NO. 18393-L:

The above summary is certified to be in accordance with the information on file and on record by accounting department.

DATED August 10th, 1946.

IN:NL

*Paul H. Anderson*



COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Gore District Fire Ins. Co.	BC17990	\$1200.	Jan.	2	1946	1733 West 2nd Ave. Vancouver, B. C.

P. Douck

PD/ER  
January 10, 1946.



SUMMARY OF LIABILITIES

File No. 13049

January 10, 1946

Re: Seijiro YABUKI (Mr.)  
Reg. No. 00251.

This file reveals no claims against the above Japanese person.

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

*F. Doust.*  
F. Doust.

PD/ER



Personal Property Summary

File No. 13049

Seijiro YABUKI (Mr.)

Reg. No. 00251.

CHATELS: In his JP form dated December 9, 1942, the above Japanese person declared "one old Lawnmower and 6 sq. ft. of Oil Carpet." Mr. Spain advised in a memo of January 18, 1944 that the linoleum proved to be low grade oil cloth, was worn out and therefore discarded as being of no value.

In his memo of January 18, 1944 Mr. Spain also states that the tenant informed him that apart from the lawnmower there was a hose, also tables, in the shed and an attic with contents unknown. All chattels were removed from 1733 West 2nd Avenue and included in Vancouver Auction No. 11 on February 24, 1944, funds being credited to Yabuki's account.

It was found that a Mr. Akihei Kohara (file 14119) used to live at the same address and that he declared some belongings packed in the attic at 1733 West 2nd Avenue. A list of the auctioned goods was sent to both Mr. Yabuki and Mr. Kohara together with a letter asking them to identify their belongings and return the list to us so that the proper distribution of the proceeds could be made. Mr. Kohara returned his list clearly marked with regard to his effects, and the necessary transfer of funds to his account was made.

(Wife file, 11602, checked and no chattels declared by her except Radio, funds for which were sent to her and the file closed).

Accounts  
Receivable:

An amount of \$1.60, representing refund of Security Deposit for Light from the B. C. Electric Company, was credited to Mr. Yabuki's account in 1945.

NO OTHER PERSONAL PROPERTY BELONGING TO THE ABOVE JAPANESE PERSON IS REVEALED ON THIS FILE.

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

*[Signature]*  
P. Doust.

PD/ER

January 10/46.

AUGUST 14, 1946: On March 25, 1946 the Prudential Insurance Company advised that this Evacuee requested the cash surrender value of his policy, in the amount of \$39.93. We advised them we had no objection to their sending their cheque direct to the Japanese but wished them to send two copies of their letter enclosing the cheque to the Japanese to this office, one for our file and one for the Department of Labour. This was done and their letter of April 12/46 appears on file.

*[Signature]*  
E.R.



NAME YANUKI, SalinaREGISTRATION NO. 00251FILE NO. 13049

The following chattels were sold by public  
 auction at 802 Powell, Vancouver, B.C. February 24, 1944.

Pr. Shears	\$ 1.20
Pr. Shears	0.75
Tray & contents	1.10
1 Oven	1.15
6 Kitchen chairs	3.75
2 Ladders	0.60
1 Lawn Mower	6.50
1 Gas stove	0.75
4 Bowls	1.25
3 Boxes Ceren dolls	0.75
3 Boxes Xmas decorations	5.00
1 Vase	1.50
Miscellaneous lot	0.50
Tray of crockery	2.75
3 Boxes Xmas decorations	1.30
Pan & Aut. Stove	1.25
Coal Hod & contents	2.10
4 Pictures	0.50
Wash board	0.35
8 pictures	0.75
Box misc. lot	1.25
Crockery	1.75
2 Cartons Xmas decorations	1.70
Box kitchen ware	0.50
Rakes etc.	1.75
Box crockery	1.00
Trays & Crockery	1.00
2 Boxes dishes	1.75
Total:	\$ 44.50
Less Expenses	
(Auctioneer's Fee: \$4.45	
(Advertising: 0.94	\$ 12.35
(Moving: 6.96	
Net Proceeds Credited:	\$ 32.15

Members of Custodian Staff Present. Mr. Wills.Extracted from Auctioneering list No. Vancouver 11.

Remarks.



## STATEMENT RE SALE OF:

Name: **YABUKI, Seijiro**Catalogue No: **313**File No: **13049**Street Address: **1733 W. 2nd Ave.,  
Vancouver, B. C.**Reg. No: **00251**Legal Description: **27/21A/526.**Date of Sale and Adjustments ..... **December 3rd, 1943.** .....

	<u>Debit</u>	<u>Credit</u>
Sale Price		\$ 1150.00
Real Estate Agents Commission	\$ 57.50	
Charge for Valuation	5.00	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	3.40	
Encumbrances:		
<del>Unpaid Vendor</del>		
<del>Mortgage</del>		
<del>Arrears of Taxes</del>		
<del>Other Charges</del>		
Adjustments:		
Fire Insurance		5.00
Taxes		3.00
Water		2.18
	<u>69.90</u>	<u>\$ 1160.18</u>
Net Proceeds credited to your account		\$ 1090.28

Date:..... **December 7th, 1945** .....Compiled by: **Mr. Peters** .....



File No. 13069  
Reg. No. 00251

Selling Account

Date	Particulars	Debit	Credit	Balance
1943 January 13	Fire Insurance Premium	\$ 7.20	\$	
July 16	Boiler & bathtub installation	66.29		
October 27	Taxes	39.15		
December 3	Water rates Land Registry Office - Certificate of Encumbrance Rents collected Agent's commission	32.35 1.00 14.00	280.00	
1944 February 8	Balance rents to date, net		14.10	
May 25	Credit re Sale of Property		1,090.26	
1945 October 16	Cheque to you	100.00		
	Proceeds Auction Sale		32.15	
	B. C. Electric Railway Co. - deposit refund		1.60	
		\$ 259.99	\$1,418.13	

GR \$ 1,158.14