

15620

File Nos. 16607 & 6619
Evacuee Section

509 Royal Bank Building,
Vancouver, B.C.,
January 27th, 1945.

J. H. Straight, Esq.,
Official Administrator,
New Westminster, B.C.

Dear Sir:

Re: Estate of Heihichi NAKANURA

Below we give particulars as shown in our files in regard to the Estate of Heihichi NAKANURA, and we would be pleased to have you undertake administration.

Date of Death: February 2nd, 1926, at 500 Block Alexander Street, Vancouver, B.C.

Family:

Wife	Shige NAKANURA	In Japan
Oldest Son	Heijiro NAKANURA	Died, 1928, in Japan
Second Son	Ryosaku NAKANURA	Died, 1930, in Canada
Third Son	Chosaburo "	Iron Springs, Alberta
Fourth Son	Heikichi "	Living in Japan
Daughter	Kimi ICHIYAS (Wife of Shisuo ICHIYAS) died in Japan, 1931.	

All this information in regard to the family of the deceased is taken from a statement made to the R.C.M.P. on December 14th, 1943, by Chosaburo NAKANURA, who had previously made a statement to the Custodian to the effect that his mother, brothers, and sister returned to Japan and had all died.

Assets: Lot 13 and 24, of the South West Quarter of Section 20, Township 17, Map 905 SWD, Municipality of Mission, known as 590 Hurd Road, Mission.

Title: Heihichi NAKANURA

Assessed Value: Land - \$720.00, Improvements - \$800.00 - Total - \$1520.00.

We have not had this property valued, but at one time the Director, Veterans' Land Act, offered \$1276.00 to purchase the property.

Liabilities: None known.

The son of the deceased, resident in Canada, Chosaburo NAKANURA, states that he paid \$2000.00 towards the purchase of the property, but we have no evidence on file to substantiate his claim.

The property is rented to Carl Peterson at an annual rental of \$125.00, under a lease expiring September 30th, 1945, and it has been our practice to allow the relations of the deceased, who were in occupancy at the time of evacuation, the income from the property.

You will note that there appears to be a considerable enemy interest in this estate.

Will you kindly acknowledge this letter, stating that you are willing to act as Administrator and when Letters of Administration are issued to you, please forward to us a certified copy for our files.

Yours truly,

K. W. WRIGHT

COUNSEL TO THE CUSTODIAN

15607, 6619, 15620,
1521, 1522, 1523, 1524

507 Royal Bank Building,
Vancouver, B. C.,
March 29th, 1943.

J. H. Shreith, Esq.,
Official Administrator,
New Westminster, B. C.

Dear Sir:

Re: Estate of HEIHEKI HAKAMURA and
Lots 13 7 24 of the S.W. $\frac{1}{4}$ of
Sec. 23, Tn. 17, Rm 905, N.E.D.

Attached is a copy of a Special Vesting Order in connection with
the above noted property which has been filed at the Land Registry Office.

It will now be in order for you to advertise this property for
sale by tender, subject to the existing tenancy.

After advertising, kindly send a list of the tenders received to
us together with a copy of the valuation, a copy of the advertisement, and
your recommendation as to acceptance or otherwise.

The offers received together with the valuation will then be
submitted to the members of the Rural Advisory Board for decision.

If a sale is obtained, the documents of conveyance will be drawn
by this office and forwarded to the Custodian in Ottawa for execution. On
completion of sale, the net proceeds will be remitted to you.

Yours truly,

E. F. WRIGHT
COUNSEL TO THE CUSTODIAN

CHP/O'S
ATTACH.

1967, 6619, 19620,
1921, 1922, 1923, 1924

April 2nd 1945

The Registrar,
Land Registry Office,
New Westminster, B. C.

Dear Sir:

Re: Estate of Heihichi NAKAMURA and
Lots 13 & 24 of the SW 1/4 of
Sec. 20, Twp. 17, Rng. 20, N.E.P.

The title of the above described property
being in the name of Heihichi NAKAMURA, Deceased,
it is deemed advisable to supplement the Vesting
Certificate recorded as No. 25448 with a special
form of Vesting which we would be pleased to
have you record and to give it the same number
namely, 25448.

Yours truly,

Ian Macpherson,
Title Examiner

IIM:
Encl.

File No. 1587
Pages 101, 102, 103 and
104, 105, 106, 107 & 108

file

January 20th 1946

MEMORANDUM

TO: Mr. Peters
FROM: Mr. Johnston

Re: Estate of Naikichi NAKAMURA, Deceased
500 East 10th, S. E. 7th, Mission S. C.
112.13 & 14, 500 East 10th, May 1935, S. E. 7th,
[East Property] Honolulu

The above-mentioned property was leased to Mr. Carl Peterson for one year ending September 30th 1945, at an annual rental of \$125.00. He continued as tenant after the lease had expired and has not paid any rent since that time. He should, therefore, be charged at the time of adjustments on the basis of \$125.00 monthly which approximates the amount which he paid under the lease. Mr. Peterson and his wife are the purchasers of the property.

The son of the deceased, Genaburo NAKAMURA, states he paid \$2,000.00 towards the purchase of this property. Mr. J. H. Straight, Official Administrator, has been advised of all particulars. Documents in connection with this have been prepared and forwarded to Office for execution. Mr. J. H. Straight was advised under date of December 6th 1945, that Mr. Peterson's offer to purchase was approved by the advisory committee.

I am attaching hereto Mrs. Naikichi's memorandum dated January 20th 1946, Real Property Memorandum dated January 20th 1946, and original Certificate of Encumbrance. A Tax Certificate for registration purposes was requested January 9th 1946, and you may have seen in your office.

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Administration Department


REAL PROPERTY MEMORANDUM

File No. 15607

Name: Estate of Heihichi NAKAMURA, Deceased, Registration No. N/R.....

Re: Catalogue No. Uncatalogued

Address: 960 Hurd Road, R. R. #1, Mission B. C.

(Farm Property)

Legal Description: Blk. 13 & 24, SW 1/4 Sec. 20, T. 17, Map 905, D.H.W.

TITLE AND ENCUMBRANCES

A. Certificate of Title No. 52476-F

Whereabouts: Registrar, Jan. 26/43.

Registered owner: Heihichi NAKAMURA

Conf. of Ownership
Reg. No. N/R

Property: Lot 13 and 24 of South West quarter Section 20, Township 17,
Map 905, in the District of New Westminster.

B. Charges.

Registered: Nil

Vesting: In Custodian. Filing No. 25448, February 15, 1943.

Unregistered: The son of the deceased, Chosaburo NAKAMURA, states he paid
\$2,000.00 towards the purchase of the above property.

Taxes: \$34.80 (1945) Paid in full to December 31st 1945.

Water: Nil

Insurance: (1) \$500.00. Expiry date April 27th 1948.
(2) \$500.00. Expiry date August 28th 1948.

Assessed Value: Land \$720.00

Improvements: \$800.00

Valuation by Appraiser: \$2,750.00

Amount of Bid: \$2,750.00

Approved by Advisory Committee: November 20th 1945.

Paid as shown in attached letter:

Name of transferee as attached letter:

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding
furniture or equipment)

Tenants: Carl Peterson. He and his wife are the purchasers.

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

Leased to Carl Peterson at annual rental of \$125.00. Lease expired
September 30th 1945. Overholding Lessee will be charged monthly rental of
\$10.40 in adjustments.

Chattels: Particulars of those stored on the premises.

Nil

Memorandum compiled by:

Named Agent: J. H. Straight, Official Administrator.

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Administration Department

file 15620

File Nos. 15607, 6619, 15620,
Int. 1521, 1522, 1523, 1524.

March 29th, 1946.

MEMORANDUM

TO: Mr. W. J. Johnston

FROM: Mr. D. A. Cramer

Estate of Heihichi HAKAMURA
Heir of Heir
Lots 13 and 24 of S.E. 1/4 of
Sec. 20, Twp. 17, R. 20E, S. 2E.

With reference to the above property which was recorded in the New Westminster Land Registry Office, January 15th, 1946, we attach herewith the following documents in connection therewith.

1. Copy of application number 197053-2, dated January 15th, 1946, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 197054-2, dated January 15th, 1946, registering the property in the name of Carl Petersen and Myrtle Belle Petersen - Joint Tenants (Deed).
3. Duplicate of Transmission dated December 17th, 1945.
4. Duplicate of Deed dated December 17th, 1945 - Secretary of State to Carl Petersen and Myrtle Belle Petersen (Joint Tenants).
5. Certificate of Indefeasible Title number 197054-2, dated March 20th, 1946, covering the above property in the name of Carl Petersen and Myrtle Belle Petersen - Joint Tenants.

DAC:JB
MTC

D. A. Cramer

1967, 6619, 1968
Int. 1571, 1582, 1583, 1584

507 Royal Bank Building,
Vancouver, B. C.
April 2, 1968

J. H. Straight, Esq.,
Official Administrator,
New Westminster, B. C.

Est. Estate of Heihichi TAKAMURA

Dear Sirs

We are enclosing herewith our cheque, amounting to \$6.12, representing all funds on hand at this office, in connection with the above noted Estate, as per the attached Statement of Account. Kindly acknowledge receipt.

In due course we will be pleased to have you forward to this office the funds to which the heirs of the above Estate are entitled, together with a notation as to the share each one is to receive.

Yours very truly,

E. J. Johnston
Administration Department

WJS/JP
Encl.

See File 6606. Kohide Takamura. Takamura.
Kohide entered Canada as wife of Kuyomon Takamura.
and became the wife of Chosaburo Takamura
when Kuyomon died. There are 2 children, one
of the first and one of the 2nd marriage.
See File 15607. Est. Heihichi Takamura
for disposition of Kuyomon's share
in the Estate.

15607
15620
6606
Shares 1521, 1522,
1523, 1524.

February 14, 1949.

J. M. Straight, Esq.,
Official Administrator,
607 Columbia Street,
New Westminster, B. C.

Dear Sir:

Re: Estate of Heihichi NAKAMURA, Deceased.

We acknowledge with thanks your letter of February 8,
with copy of a letter received by you from Messrs. Virtue,
Russell and Morgan.

Since it appears from the representations made that
Kiyomon Nakamura's heirs are not Shares, the Custodian will
have no objection to his share being paid out as proposed by you.

If you will please refer to the third paragraph of our
letter of January 24, 1949, you will see that the Custodian
merely wishes to be informed of the heirs before final distribution
is made in order that any shares may be claimed or not as the
circumstances of each case warrant.

Yours very truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC