

76151 K

No. 7615



LAND REGISTRY ACT.

FORM A. SECTION 124.

Date December 24, 1930.

I, P.J. McIntyre, 718 Granville St. Vancouver, B.C., solemnly

declare that I am [or Solicitor for or the duly authorized Agent of] Clara Jeffery, and that she is entitled to be registered as the owner in fee-simple of the land hereunder described, and hereby make application under the provisions of the "Land Registry Act" and claim registration accordingly.

The full name, address, and occupation of the owner is Clara Jeffery, Widow, of 1415 Barclay Street, Vancouver, British Columbia

The fee-simple is registered in Vol. 665, Fol. 665, of the Register.

DESCRIPTION OF LAND.

Table with 3 columns: MUNICIPALITY OR AMEASUREMENT DISTRICT, LOT OR SECTION, and AMEASUREMENT OR ACRES. Row 1: City of Vancouver, Lot 19, Blk. 45, D.L. 185, Group 1, N.D., Map 92, 3.50.

LIST OF INSTRUMENTS.

Table with 3 columns: DATE, PARTIES, and CHARACTER OF DEED. Row 1: 04 12 30, Clara Jeffery, In Trust; Clara Jeffery, Executrix; Certificate of Title No. 75111K in L.R.O. Row 2: to Clara Jeffery, Beneficiary; Conveyance Subject to Mortgage.

Do not write outside the side-line. Space reserved for binding.

And I solemnly declare that I have investigated and ascertained the value of the said land, and that the market value thereof at the date of this application, including all buildings and improvements thereon erected, is \$900.00 dollars, and that the title deeds mentioned hereon are all those in my custody, possession, or power, relating to the said land, [in case of a Solicitor or Agent, add] and to the best of my belief there are no other title deeds in the custody, possession, or power of the owner, relating to the same; and I am duly authorized by the above-named owner to make this application, [in the case of an Agent, add] and I reside in the Province of British Columbia, and am of the full age of twenty-one years.

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 this December 24, 1930, at Vancouver, British Columbia. (Signature) P.J. McIntyre (Full Post-office address) 718 Granville Street, Vancouver, B.C.

Commissioner for taking affidavits within British Columbia.

This Indenture

76151K

Made in duplicate the ¹² day of November in the year of our Lord one thousand nine hundred and thirty.

IN PURSUANCE OF THE REAL PROPERTY CONVEYANCE ACT

BETWEEN **CLARA JEFFERY, Widow, of 1415 Barclay Street, Vancouver, British Columbia, Executrix of the will of Horace William Jeffery, deceased;**

State Full Name
Address and
Occupation

(hereinafter called the Grantor),

AND

CLARA JEFFERY, Widow, of 1415 Barclay Street, aforesaid; beneficiary under the last will and testament of Horace William Jeffery.

State Full Name
Address and
Occupation

(hereinafter called the Grantee).

WITNESSETH that in consideration of and for the sum of **One (\$1.00)**

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 known and described as Lot Nineteen (19) of Block Forty-five (45) in the subdivision of District Lot One Hundred and Eighty-five (185), Group One, New Westminster District, according to the registered map or plan of the said subdivision deposited in the Land Registry Office at Vancouver, aforesaid, and numbered **92**

AND the said Grantor covenants with the said Grantee that he will execute such further assurance of the said lands as may be requisite.

Deed

Made in the City of Vancouver on the 14th day of November in the year of our Lord one thousand nine hundred and

IN WITNESS WHEREOF THE REAL PROPERTY GRANTOR HAS

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.

(hereinafter called the Grantor) **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 mortgage in favour of James Delbert Blayney for \$5000.00; with interest at 7% per annum.

(hereinafter called the Grantee).

WITNESSETH that in consideration of and for the sum of

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 DOETH GRANT unto the said Grantee,

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.

76151

76151
Dec 30th
30th of the month of December
1930
at the hour of 11:30 am
A.P.M.M.

Dated November 30 1930.

CLARA JEFFERY, Executrix of the estate of Horace William Jeffery, deceased.

TO

CLARA JEFFERY

R.C.I. Form No. 1

Deed of Land

SITUATE IN
City of Vancouver

Lot 19

Block 45

D. L. 185, Grp. 1, N.W.D.

P. J. McINTYRE

ROSE, COWAN & LATTY, LTD., LEGAL FORM PRINTERS,
VANCOUVER AND PRINCE GEORGE, B. C.

I, the undersigned, do hereby certify that the within instrument is a true and correct copy of the original instrument as the same appears in the records of the Registrar of Deeds for the Province of British Columbia, and that the same is a true and correct copy of the original instrument as the same appears in the records of the Registrar of Deeds for the Province of British Columbia, and that the same is a true and correct copy of the original instrument as the same appears in the records of the Registrar of Deeds for 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 said Clara Jeffery, Executrix of the estate of Horace William Jeffery, deceased, and I am the subscribing witness to the said instrument and am of the full age of sixteen years.

2. The said instrument was executed at Vancouver, B. C., on the 30th day of November, 1930.

I, the undersigned, do hereby certify that the within instrument is a true and correct copy of the original instrument as the same appears in the records of the Registrar of Deeds for the Province of British Columbia, and that the same is a true and correct copy of the original instrument as the same appears in the records of the Registrar of Deeds for the Province of British Columbia, and that the same is a true and correct copy of the original instrument as the same appears in the records of the Registrar of Deeds for the Province of British Columbia.

[Handwritten signature]
TO REGISTER AT THE
REGISTRY OF DEEDS
VANCOUVER

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

FOR THE SECRETARY OR OTHER OFFICER OF A CORPORATION

I HEREBY CERTIFY that on the 30 day of November, 1930, at Vancouver, (whose identity has been proved by the evidence on the oath of Clara Jeffery personally known to me, appeared before me and acknowledged to me that he is the Secretary of the British Columbia Electric Corporation and that he is the person who subscribed his name 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 carry on business in the Province of British Columbia.

I, the undersigned, do hereby certify that the within instrument is a true and correct copy of the original instrument as the same appears in the records of the Registrar of Deeds for the Province of British Columbia, and that the same is a true and correct copy of the original instrument as the same appears in the records of the Registrar of Deeds for the Province of British Columbia, and that the same is a true and correct copy of the original instrument as the same appears in the records of the Registrar of Deeds for the Province of British Columbia.

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