

**SIMS, MCINTOSH, SCHOFIELD & SIMS**

**Barristers, Solicitors, Etc.**

H. J. SIMS, K.C.  
J. K. SIMS, B.A.

D. G. MCINTOSH, K.C.  
W. H. SIMS, B.C.

TELEPHONE 4640-4641  
MEDICAL ARTS BUILDING,  
47 KING STREET WEST,

KITCHENER, ONT.

August 21, 1936.

Harry Wolfhard, Jr. Esq.,  
473 Queen St. S.,  
Kitchener, Ont.

Dear Sir:-

Re Purchase of 474 Queen St. S. by Frances  
Duretta Wolfhard.

We beg to advise you that the purchase by Mrs.  
Wolfhard of 474 Queen St. South from Isaiah B. Brubacher  
has now been completed.

We are enclosing herewith the deed to Mrs. Wolfhard  
registered as No. 72642. We have investigated the title to  
the lands described in such deed and in our opinion Mrs.  
Wolfhard has a good marketable title to the same free from  
all encumbrances and taxes have been paid to and including  
the first instalment of 1936.

We are enclosing a copy of the statement of adjust-  
ments for your records but you might note that the amount of  
the water bill to August 14th and the light bill to the  
same date were deducted from the amount of the cheque handed  
to the vendor on closing. We are also enclosing herewith the  
water bill and the light bill which will have to be paid by  
you. The tax bill was not handed to us but we are obtaining  
one and shall send it to you early next week. We are also  
enclosing the following documents:-

1. Discharged mortgage, Brubacher to The Waterloo Trust &  
Savings Co. registered as No. 69395.
2. Copy of offer to purchase.
3. Economical Mutual Fire policy No. 500989 expiring July 1st,  
1937 for \$4400.00. This policy has been endorsed over to show  
Mrs. Wolfhard as the owner and the assured.

We are also enclosing our account which we trust you will  
consider satisfactory.

Yours truly,  
Sims, McIntosh, Schofield & Sims,

per: 

JKS/MZ.  
Encl.



TO

H. WOLFARD, Jr.

Out of the proceeds of the sale of my house at 474 Queen Street South to you, which is to be closed on August 15th, 1936, kindly pay the following sums:-

1. To George Whitney for his commission \$100.00.
2. To The Waterloo Trust & Savings Company for a discharge of their mortgage, \$2886.74.
3. To the City of Kitchener for taxes in full and penalties and interest to August 15, 1936, \$335.60.
4. To Sims, McIntosh, Schofield & Sims for preparation of deed \$4.00.

And pay the balance to me and for so doing this shall be your good and sufficient authority.

DATED at Kitchener, this 17th day of July, 1936.

.....J. B. Bamberger.....



STATEMENT OF ADJUSTMENTS - SALE of 474  
Queen St. S. Kitchener, Isaiah B. Brubacher  
to Frances Doretta Wolfard.

Closing date, August 15, 1936.

To purchase price	\$4000.00	
By deposit paid to George Whitney		100.00 ✓
By cheque to Waterloo Trust & Savings Company for discharge of mortgage		2886.74 ✓
By cheque to City of Kitchener for arrears of taxes including interest and penalties to June 30, 1936		335.60 ✓
By adjustment on 1936 taxes of \$124.11, allow purchaser 1½ months		15.51
To adjustment on Economical Mutual Fire insurance policy No. 500989 for \$4400, expiring July 1st, 1937, premium \$20.50, allow vendor 10½ months	5.98	
Sims, McIntosh & Co. for deed		4.00

<u>\$4005.98</u>	<u>3341.85</u>
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By cheque to Vendor on closing	<u>\$ 4005.98</u>	<u>664.13 ✓</u> <u>\$4005.98</u>
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N. B. Water, Gas and Electric meters to be  
read on August 15th and unpaid balances,  
if any to be deducted from vendor's  
cheque.