MUIR, JEPHSON & ADAMS.
BARRISTERS, SOLICITORS, ETC.

JAMES MUIR, K.C. J.P.J. JEPHSON.
CHARLES F. ADAMS.

Please return
J.G.

CABLES: JEPHSON CALGARY.
CODE A.B.C. FIFTH ED.

CALGARY,
CANADA.

February 28th 1911.

James Goldie, Esq.,
c/o Rainbow Ranche Limited,
Okanagan Centre, B.C.

Dear Sir;-

Re Lots 9 and 10, Block 116, Plan A 1 Calgary.

We have your letter of the 22nd inst., We have searched the title to the above lots and find the same to be registered in the name of Frank Colbert Burch of Calgary, musician, under Certificate of Title B X 130, subject to caveat lodged by Robert W. Mayhew on the 27th of January last as No. 4960 A F. We presume that Mr. Mayhew holds these lots, therefore, only under an agreement to purchase from the registered owner and no doubt has an arrangement with him whereby title may be obtained at any time he requires it. Even if Mr. Mayhew himself were the registered owner of these lots at the present time, we fear that such an arrangement as you request could not be carried out as it is most unusual for the vendor to hand over a transfer and allow a certificate of title to be issued thereunder, (which generally takes some days,) without his receiving his purchase price, because if there should be any hitch after handing over the transfers, he would be absolutely helpless as regards recalling the title. The usual practice is that representatives of both the vendor and purchase attend at the Land Titles Office here and upon the purchaser being satisfied that the title is in order, hands over his purchase price and receives a transfer which he at once lodges in the Land Titles

James Goldie, Esq.

Office for Registration, and his Certificate of Title is handed out in due course some days later when the Land Titles officials have prepared the same.

If you care to instruct us to act for you in the closing of your purchase in this way, we shall be glad to do so.

Of course Mr. Mayhew might attach a transfer to a draft on you for the balance of the purchase price, the transfer not to be handed over until you pay the draft, but you will see that this would mean some days before you could return transfer to Calgary for registration and in the meantime it is possible that complications to the title might arise. We await your further instructions.

Yours truly,

Muir, Epheon & Adams