

**Return Address:**

**Land Title Company  
P.O. Box 445  
Burlington, WA 98233**



**200503150148**

**Skagit County Auditor**

**3/15/2005 Page**

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**6 3:44PM**

**LAND TITLE OF SKAGIT COUNTY**

<b>Document Title(s) (for transactions contained therein):</b> 1. <b>Mutual Cancellation</b> 2. 3. 4.	
<b>Reference Number(s) of Documents assigned or released:</b> Lease AF#9806020027, Assigned AF#9806290068 (on page of documents(s))	
<b>Grantor(s)</b> 1. <b>U.S. Department of the Interior BIA</b> 2. 3. 4.	
<b>Additional Names on page</b>	<b>of document.</b>
<b>Grantee(s)</b> 1. <b>Young, Gregory A.</b> 2. <b>Young, Gretchen E.</b> 3. 4.	
<b>Additional Names on page</b>	<b>of document.</b>
<b>Legal Description (abbreviated i.e. lot, block, plat or section, township, range)</b>  <b>Ptn Gov. Lot 3 in 34-34-2 E W.M. aka Lot 20, Raymond Paul Tracts</b>  <b>Additional legal is on page of document.</b>	
<b>Assessor's Property Tax Parcel/Account Number</b>  <b>5104-000-020-0000, L95941</b>	
<b>The Auditor/Recorder will rely on information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.</b>	

Admin Fee: \$177  
Fair Annual Rent: \$5900 (due 6/20/05)  
Bond: \$5900

**UNITED STATES  
DEPARTMENT OF THE INTERIOR  
BUREAU OF INDIAN AFFAIRS**

**MUTUAL CANCELLATION**

Allotment No. I0037  
Lease No. 6153 97-47

It is hereby agreed by and between Gregory A. Young and Gretchen E. Young lessees, and the Paul Waterfront Tract Landowners, lessors, that Lease No. 6153 97-47, covering Lot 20 of Ray Paul Waterfront Tracts - I0037, be canceled for the following reasons:

*To put into effect a new 50 year lease for buyer Jolayne M. Nadeau beginning 6/20/05 to be adjusted by Fair Annual Rent appraisal every 5 years. To provide financial leasehold mortgage flexibility for the buyer and to allow a standard 30 year traditional mortgage if needed.*

*Buyer and sellers acknowledge that all utility payments are in good form and that title to improvements located on Lot 20 will be transferred by Bill of Sale or other documentation at the County of Record. Buyer will provide an Assignment of Savings or Surety Bond equivalent to one years rent at all times. BIA confirms that they will record the subject Mutual Cancellation of Lease and New Lease in the U.S. Government Title Plant.*

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 15 2005

Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

\_\_\_\_\_  
Gregory A. Young, Lessee

\_\_\_\_\_  
Gretchen E. Young, Lessee

\_\_\_\_\_  
Jolayne M. Nadeau, Purchaser

I, the undersigned, signatory for lessors, hereby consent to the foregoing cancellation, effective from the date of approval of the modification by the officer in charge of the Agency.



200503150148  
Skagit County Auditor

Brian Cladoosby

Brian Cladoosby

PO Box 817

LaConner, WA 98257

(360) 466-3163

Ownership Shares: 0.343785

Ethel Marie Barber

Ethel Marie Barber

17536 1<sup>st</sup> St.

LaConner, WA 98257

(360) 466-1899

Ownership Shares: 0.125

Francis Peters

Francis Peters

17556 First St.

LaConner, WA 98257

(360) 466-4749

Ownership Shares: 0.177083333

ACTING

Areg LeFranc

Superintendent for:

Jamie F. Joe Estate

Ownership Shares: .059027777

I certify on honor that I have this day examined the records of the PUGET SOUND AGENCY and that said records do not show anything delinquent for cash rentals or filing fees.

Min Teller

Realty, Puget Sound Agency

The within cancellation is hereby approved and declared to be made in accordance with the law and the rules and regulations prescribed by the Secretary of the Interior thereunder, and now in force, effective 3/14/05.

ACTING

Areg LeFranc

Superintendent, Puget Sound Agency

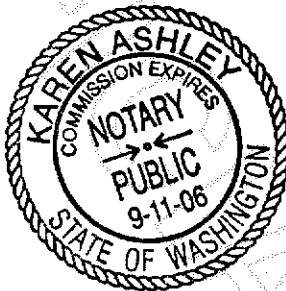


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State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Gregory A. Young and Gretchen E. Young the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 11, 2005



Karen Ashley  
Karen Ashley  
Notary Public in and for the State of Washington  
Residing at: Sedro-Woolley  
My appointment expires: 9/11/2006



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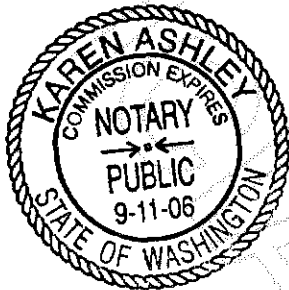
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State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Jolayne M. Nadeau  
the person(s) who appeared before me, and said person(s) acknowledged that she  
signed this instrument and acknowledge it to be her free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: March 15, 2005



Karen Ashley  
Karen Ashley  
Notary Public in and for the State of Washington  
Residing at: Sedro-Woolley  
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**EXHIBIT "A"**

**LEGAL DESCRIPTION**

That portion of Government Lot 3, Section 34, Township 34 North, Range 2 East W.M., described as follows:

Beginning at the Northeast corner of said Government Lot 3;  
thence South  $89^{\circ}42'$  West along the North line thereof, a distance of 701.32 feet;  
thence South 20 feet;  
thence South  $13^{\circ}58'$  East along the Westerly line of the Southerly extension of Golden View Avenue as shown on the Plat of "WAGNER'S HOPE ISLAND ADDITION", as per plat recorded in Volume 6 of Plats, page 12, records of Skagit County, Washington, a distance of 330 feet to the Northeast corner of the tract herein described and the true point of beginning;  
thence continue South  $13^{\circ}58''$  East along said Westerly line, a distance of 50 feet;  
thence South  $76^{\circ}02'$  West, 291.04 feet, more or less, to the line of ordinary high water;  
thence Northwesterly along said line of ordinary high water to a point South  $76^{\circ}02'$  West from the true point of beginning;  
thence North  $76^{\circ}02'$  East to the true point of beginning. (Also known as Tract 20 of the unrecorded plat and Raymond J. Paul Waterfront Tracts.)

Situate in the County of Skagit, State of Washington.



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Skagit County Auditor