



201405080037

Skagit County Auditor

\$200.00

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Document Title:

Lease Modification & Assignment

Reference Number:Grantor(s):☐ additional grantor names on page ____

1. Federal National Mortgage Association, A/K/A Fannie Mae

2.

Land Title
148757-0Grantee(s):☐ additional grantee names on page ____

1. Carmella Josephine Cuccia

2.

Abbreviated legal description:☐ full legal on page(s) ____

Lot 47, Cobahud Waterfront Tracts

Assessor Parcel / Tax ID Number:☐ additional tax parcel number(s) on page ____

P129624

I, Christi P. Straathof, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$62.00 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed

Dated

5/8/14

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF INDIAN AFFAIRS

LEASE MODIFICATION
AND
ASSIGNMENT

Allotment: 122 39 Cobahud Waterfront Tracts Lease Number: 122 2077860443 HS
Land Title #148757-0

It is hereby agreed by and between Federal National Mortgage Association, A/K/A, Fannie Mae, By: Chicago Title of Washington, its Attorney-in-Fact, Susan M. Henson, Vice President, Formerly Steve Yates lease, Lessee(s), and the Cobahud Waterfront Landowners, Allotment No. 122 39, Swinomish Indian Reservation, Lessors, that Lease Number 122 2077860443 HS covering Lot 47, of the Cobahud Waterfront Tracts, within Govt. Lot 4, Section 34, Township 34 North, Range 2 East, Willamette Meridian, Skagit County, Washington be modified for the following reasons: P#129624

To revise how and when the subject lease is adjusted.

To assign the lease to the name of Carmella Josephine Cuccia, of 2230 Woburn Street, Bellingham, WA 98229.

The lease is modified as follows:

A. Lessors and Lessees acknowledge that Lessees agree to the following payment schedule:

1. The lease is now paid to the date of June 30, 2014. A pro-rated rent is due on July 1, 2014 in the amount \$8,235.61 for the rental period of July 1, 2014 thru May 31, 2015.
2. Beginning June 1, 2015, the annual rental amount will be adjusted according to Provision 7.1 set out below. For the year 2015 and forward, the annual rent and tideland fee will be due on June 1st of each year.

7.1 Rental Adjustment. Rent shall be adjusted every fourth year starting on June 1, 2015, for the remaining term of this lease. Except for years 2023 and 2035, rent will be adjusted by increasing or decreasing the most recent annual rent by a percentage calculated as follows:

- a. The percentage change will be the median average percentage change over four years in the land portion of assessed value of the 253 waterfront and water view properties identified in the attached chart. The percentage change will be the difference between (i) the assessed land values for the 253 properties as of the



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ORIGINAL

Annual Rent: \$9,000.00 + \$10.00 Tideland
AOS/Performance Bond: \$9,000.00

most recent year in which the annual rent was set and (ii) the assessed land values for the 253 properties as of the year in which the adjustment is effective. For example, the adjustment effective on June 1, 2015, and will be based on the median percentage change in the assessed land values between the Tax years 2011 and 2015.


Skagit County's assessed Land Market values will be used to determine the percentage change in this process. Currently, the number of parcels used to calculate that percentage change is 253. Because of the potential changes to a parcel's status, the precise number of parcels used to determine the percentage change may vary slightly from year to year. If any of these parcels on the attached chart changes its use from residential it will be deleted from the chart. If any parcel is subdivided, it will be deleted from the chart for the next adjustment, but the newly created parcels will again be included on the chart as soon as Skagit County tax assessments based upon two successive physical inspections of each parcel are known.

7.2 Rental Adjustment. For the years 2023 and 2035, the Bureau of Indian Affairs will adjust the rent using an appraisal to determine fair annual rent of the leased lot. The appraiser shall follow the Uniform Standards of Professional Appraisal Practice (USPAP).

An Assignment of Savings or Surety Bond to cover the amount equal to one year of rent (\$9,000.00) is also required. An additional option to the Assignment of Savings or Performance Bond is to acquire a CD (Cash Deposit) with a financial institution in your name and the name of the Bureau of Indian Affairs. This CD will have the same release requirements as the Assignment of Savings which must equal one year rental amount of \$9,000.


This modification does not change any terms, conditions, or stipulations, except as specifically set forth herein.

Seller:


Susan M Henson, Vice President
Federal National Mortgage Association
A/K/A Fannie Mae
By: Chicago Title of Washington, its Attorney In Fact
Dallas, Texas
Formerly leased by Steve Yates
PO Box 1648
Mount Vernon, WA 98273

2014 1549
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 08 2014

Amount Paid \$
Skagit Co. Treasurer
By  Deputy



201405080037

Skagit County Auditor

\$200.00

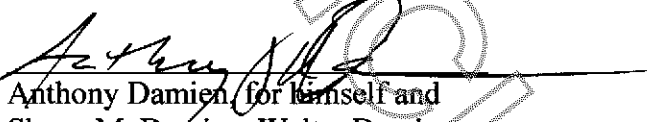
Annual Rent: \$9,000.00 + \$10.00 Tideland
AOS/Performance Bond: \$9,000.00

Lessee(s):



Carmella Josephine Cuccia
2330 Woburn Street
Bellingham, WA 98229


Allotment 122 39 Cobahud Waterfront -Trust Signatories:



Anthony Damien, for himself and
Shaun M. Damien, Walter Damien,
Bertha W. Dan Jr., Ernestine (Bobb)
Helbrick and Alma Damien
4247 Morning Glory Road
Colorado Springs, CO 80920
(719) 282-0103
Ownership Represented 0.0962962962



Helen Lewis, for herself and
Brent Bob, Adrianne Terece Scates Hunter,
Juliette D Scates, Tina Lawrence, Sandra
Washington, Roni P Scates, Steven LaPointe
Lawney C. LaPointe and Frances E. Bob
2085 Lummi Shore Road
Bellingham, Washington 98226
(360)758-2255
Ownership represented: 0.1486111112



John Stephens, POA for
Ethel Marie Barber
17337 Reservation Road
La Conner, Washington 98257
(360) 466-7216
Ownership represented: 0.1444444444



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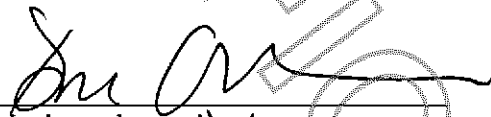
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Annual Rent: \$9,000.00 + \$10.00 Tideland
AOS/Performance Bond: \$9,000.00


Jennie A. Nguyen, for herself and
Ivan C. Willup Jr., Ivan C. Willup Sr.,
Patrick T. Willup, and Brenda S. Bobb
1811 N 35th Street
Mount Vernon, Washington 98273
(360) 202-2557
Ownership represented: 0.0604166663

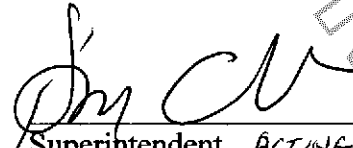

Superintendent, *Acting*
Estate of Dean Perry Dan, Joseph T. Sigs
and Delores J. Harry
Bureau of Indian Affairs
Puget Sound Agency
2707 Colby Avenue Suite 1101
Everett, Washington 98201
(425) 258-2651, ext. 231
Per 25 CFR 162.601
Ownership represented: 0.1337191358

Total Percentage: 0.5834876539

The modification 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.

Approved pursuant to 209 DM 8, 230 DM 1, 3 IAM 4, 4A and 25 CFR Part 162 Subpart C Residential Leases.

5/2/2014
Date


Superintendent, *Acting*
Puget Sound Agency



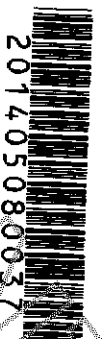
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Area	Pnumber
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Area	Pnumber
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Area	Pnumber
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Area	Pnumber
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W.Shore	P70234
W.Shore	P70235
W.Shore	P70236
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W.Shore	P70239
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W.Shore	P77683



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\$200.00

Schedule "A-1"

148757-0

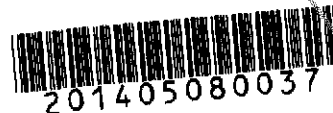
DESCRIPTION:

A leasehold interest in the following described property:

Tract 47 of the unrecorded Plat of "COBAHUD WATERFRONT TRACTS, SWINOMISH RESERVATION, SKAGIT COUNTY, WASHINGTON", on file with the United States Department of the Interior, Bureau of Indian Affairs, Western Washington Indian Agency, Everett, Washington, being a portion of Government Lot 4, Section 34, Township 34 North, Range 2 East, W.M., EXCEPT Pull and Be Damned Road.

(A 1998 Lot Line Adjustment has changed the dimensions of this property from the Original Plat. The property is 45 feet in width, not 50. See Tribal Planning Office.)

Situate in the County of Skagit, State of Washington.



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