



201407220014

Skagit County Auditor

\$79.00

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8 9:23AM

Document Title:

Lease Modification

Reference Number:

Lease #122 2085950151 HS

200309120250

Grantor(s): Lessor:

☐ additional grantor names on page ____

1. Jane Stewart
2. Cheryl Strange

United States Dept of BIA

Grantee(s): Lessees:

☐ additional grantee names on page ____

1. Michelle Bauchman
2. Elizabeth Knowles

LAND TITLE OF SKAGIT COUNTY

Abbreviated legal description:

Elise Johnson, Martha Logan, & Donald Logan

☐ full legal on page(s) ____

Lot 2, Raymond J. Paul Waterfront Tracts
GL3, 34-34-2

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____

5104-000-002-0000

ACCOMMODATION RECORDING
M-20326

Annual Rent: \$8,750.00 + \$10.00 Tideland
AOS/Performance Bond: \$8,750.00
Administrative Fee: \$0.00

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF INDIAN AFFAIRS

LEASE MODIFICATION

Allotment: 122 37

Lease Number: 122 2085950151 HS

It is hereby agreed by and between Michelle Bauchman, Elizabeth Knowles, Elise Johnson, Martha Logan, and Donald Logan, Lessee(s), and the Raymond J Paul Waterfront Landowners, Allotment No. 122 37, Swinomish Indian Reservation, Lessors, that Lease Number 122 2085950151 HS covering Lot 2, of the Raymond J Paul Waterfront Tracts, Govt. Lot 3, Section 34, Township 34 North, Range 2 East, Willamette Meridian, Skagit County, Washington be modified for the following reasons:

To revise how and when the subject lease is adjusted on the beginning annual rent of \$8,750.

The lease is modified as follows:

ACCOMMODATION RECORDING

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

1. Lessee(s) shall pay annual rent through May 31, 2015 as follows:

On August 1, 2014 tenants shall pay the pro-rated rent of \$7,263.70 (303 Days) for period August 1, 2014 to May 31, 2015. Pro-rated rent is based on \$8,750 Annual Rent.

2. Beginning June 1, 2015, the annual rental amount will be adjusted according to Provision 7.1 set out below. For the year ~~2014~~ forward the annual rent will be due on June 1st.

us ML SK JF
D E 2015

3. Lessee's request the lease ~~remove the names of Martha Logan and Donald Logan~~ and replace with the names of Jane Stewart and Cheryl Strange by a letter of request dated April 21, 2014.

B. Provisions 1.3 and 1.4 in the Lease are deleted, and new Provisions 1.3 and 1.4 shall read as follows:

1.3 Rent shall be adjusted every fourth year starting on June 1, 2015, for the remaining term of this lease. Except for years 2023, 2035, and 2047, rent will be adjusted by increasing or decreasing the most recent annual rent by a percentage calculated as follows:



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ORIGINAL

Annual Rent: \$8,750.00 + \$10.00 Tideland
AOS/Performance Bond: \$8,750.00
Administrative Fee: \$0.00

- 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 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.

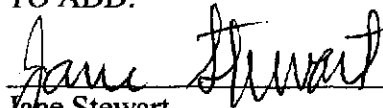
Skagit County's assessed Land Market values will be used to determine the percentage change in this process. Currently, the number of parcels used to calculate that percentage change is 253. Because of the potential changes to a parcel's status, the precise number of parcels used to determine the percentage 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.

1.4 For the years 2023, 2035, and 2047 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 (\$8,750.00) 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 \$8,750.

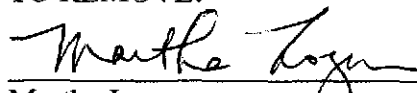
This modification does not change any terms, conditions, or stipulations, except as specifically set forth herein.

TO ADD:


Jane Stewart


Cheryl Strange

TO REMOVE:


Martha Logan


Donald Logan

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
JUL 22 2014



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Amount Paid \$
Skagit Co. Treasurer
By *new* Deputy

Annual Rent: \$8,750.00 + \$10.00 Tideland
AOS/Performance Bond: \$8,750.00
Administrative Fee: \$0.00

CURRENT ASSIGNEES:


Michelle Bauchman


Elizabeth Knowles

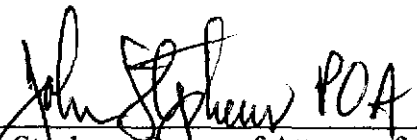

Elise Johnson


Address of Record:

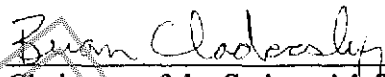
~~Martha Logan~~ Elizabeth Knowles
6559 20th Avenue NW
Seattle, Washington 98117

EK me us
W E J A

Raymond J. Paul 122 37 Trust Signatories:


John Stephens, Power of Attorney for
Ethel Marie Barber
17337 Reservation Road
La Conner, Washington 98257
(360) 466-7216
Ownership Represented: 0.1250000000


Beverly Peters
17556 First Street
La Conner, Washington 98257
(360) 466-4749
Ownership Shares: 0.177083333


Chairman of the Swinomish Tribe
Honorable M. Brian Cladoosby
950 Moorage Way
La Conner, Washington 98257
Ownership Shares: 0.343785000

TOTAL PERCENTAGE: .645868333



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Annual Rent: \$8,750.00 + \$10.00 Tideland
AOS/Performance Bond: \$8,750.00
Administrative Fee: \$0.00

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 and Subpart C Residential Leases.

7/7/2014
Date

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Superintendent
Puget Sound Agency



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\$79.00

State of WA
County of King } SS:

I certify that I know or have satisfactory evidence that MARTHA LOGAN
the person(s) who appeared before me, and said person(s) acknowledged that he/she/they
signed this instrument and acknowledge it to be his/her/their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 09 June 2014

Notary Public
State of Washington
RAEHEL HICKS
My Appointment Expires May 9, 2018

Notary Public in and for the State of Washington
Residing at: Seattle, WA
My appointment expires: MAY 9, 2018

State of WA
County of King } SS:

I certify that I know or have satisfactory evidence that ELISE JOHNSON
the person(s) who appeared before me, and said person(s) acknowledged that he/she/they
signed this instrument and acknowledge it to be his/her/their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 09 June 2014

Notary Public
State of Washington
RAEHEL HICKS
My Appointment Expires May 9, 2018

Notary Public in and for the State of Washington
Residing at: Seattle, WA
My appointment expires: MAY 9 2018

State of WA
County of King } SS:

I certify that I know or have satisfactory evidence that ELIZABETH KNOWLES
the person(s) who appeared before me, and said person(s) acknowledged that he/she/they
signed this instrument and acknowledge it to be his/her/their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 09 June 2014

Notary Public
State of Washington
RAEHEL HICKS
My Appointment Expires May 9, 2018

Notary Public in and for the State of Washington
Residing at: Seattle, WA
My appointment expires: MAY 9 2018

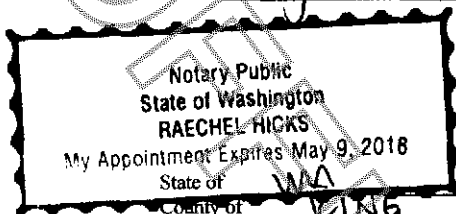


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State of WA
County of KING } SS:

I certify that I know or have satisfactory evidence that DONALD LOGAN
the person(s) who appeared before me, and said person(s) acknowledged that he/she/they
signed this instrument and acknowledge it to be his/her/their free and voluntary act for the
uses and purposes mentioned in this instrument.

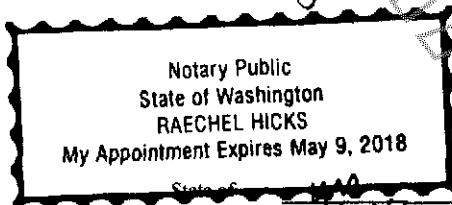
Dated: 09 June 2014



Notary Public in and for the State of Washington
Residing at: Seattle, WA
My appointment expires: May 9 2018

I certify that I know or have satisfactory evidence that JANE STEWART
the person(s) who appeared before me, and said person(s) acknowledged that he/she/they
signed this instrument and acknowledge it to be his/her/their free and voluntary act for the
uses and purposes mentioned in this instrument.

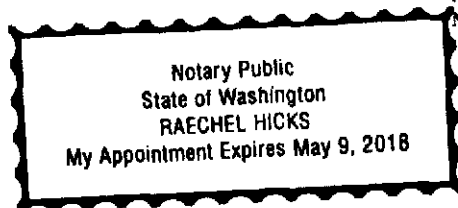
Dated: 09 June 2014



Notary Public in and for the State of Washington
Residing at: Seattle, WA
My appointment expires: May 9 2018

I certify that I know or have satisfactory evidence that MICHELLE BRUCHMAN
the person(s) who appeared before me, and said person(s) acknowledged that he/she/they
signed this instrument and acknowledge it to be his/her/their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 09 June 2014



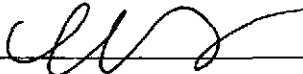
Notary Public in and for the State of Washington
Residing at: Seattle, WA
My appointment expires: May 9 2018



State of WA
County of King } SS:

I certify that I know or have satisfactory evidence that Cheryl STANGE
the person(s) who appeared before me, and said person(s) acknowledged that he/she/they
signed this instrument and acknowledge it to be his/her/their free and voluntary act for the
uses and purposes mentioned in this instrument.

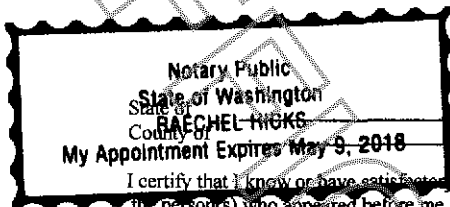
Dated: 09 June 2014



Notary Public in and for the State of Washington

Residing at: Seattle, WA

My appointment expires: May 9 2018



Notary Public
State of Washington
County of King } SS:
My Appointment Expires May 9, 2018

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

Dated: _____

Notary Public in and for the State of Washington

Residing at: _____

My appointment expires: _____

State of _____ }
County of _____ } SS:

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

Dated: _____

Notary Public in and for the State of Washington

Residing at: _____

My appointment expires: _____



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