

**Return Address:**

Land Title  
Anacortes  
\_\_\_\_\_  
\_\_\_\_\_



201410270113

Skagit County Auditor  
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\$154.00  
1 of 11 12:00PM

**Document Title:**

Lease Modification and Assignment

**Reference Number** (if applicable):

201102020037

LAND TITLE OF SKAGIT COUNTY

150448-0A4

**Grantor(s):**

☐ additional grantor names on page \_\_\_\_.

- 1) Bureau of Indian Affairs
- 2) Kenneth B. Hansen  
Susan L. Hansen

**Grantee(s):**

☐ additional grantor names on page \_\_\_\_.

- 1) Julie A. Lennartz-Reppen
- 2) \_\_\_\_\_

**Abbreviated Legal Description:**

☐ full legal on page(s) \_\_\_\_.

Lot 33, Cobahud Waterfront Trs. ptn  
GL 4, 34-34-2

**Assessor Parcel /Tax ID Number:**

P129615

☐ additional parcel numbers on page \_\_\_\_.

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
BUREAU OF INDIAN AFFAIRS

LEASE MODIFICATION  
AND  
ASSIGNMENT

Allotment: 122 39 Cobahud Waterfront Tracts Lease Number: 122 2086940555 HS

It is hereby agreed by and between Kenneth B. Hansen and Susan L. Hansen, Lessee(s), and the Cobahud Waterfront Landowners, Allotment No. 122 39, Swinomish Indian Reservation, Lessors, that Lease Number 122 2086940555 HS covering Lot 33, 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:

To revise how and when the subject lease is adjusted.

To assign the lease to the name of Julie A. Lennartz-Reppen, of 15950 Snee-Oosh Road, La Conner, WA 98257 an unmarried woman as her separate property.

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, 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 1<sup>st</sup> 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 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



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Annual Rent: \$7,500.00 + \$10.00 Tideland  
AOS/Performance Bond: \$7,500.00

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 (\$7,500.00) 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 \$7,500.

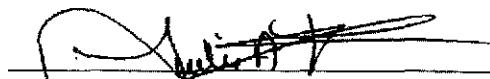
This modification does not change any terms, conditions, or stipulations, except as specifically set forth herein.

Seller:

  
Kenneth B. Hansen  
4148 Gardenspot Road  
Loon Lake, WA 99148

  
Susan L. Hansen  
4148 Gardenspot Road  
Loon Lake, WA 99148

Lessee(s):

  
Julie A. Lennartz-Reppen  
15950 Snee-Oosh Raod  
La Conner, WA 98257

2014 4038  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

OCT 27 2014

Amount Paid \$ 3127.12  
Skagit Co. Treasurer  
By Deputy



201410270113

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AQS/Performance Bond: \$7,500.00

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La Conner, WA 98257



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11:12:00PM

Annual Rent: \$7,500.00 + \$10.00 Tideland  
AOS/Performance Bond: \$7,500.00

**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, Adrienne 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*

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



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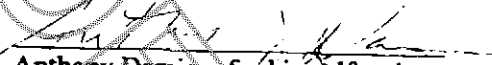
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Annual Rent: \$7,500.00 + \$10.00 Tideland  
AOS/Performance Bond: \$7,500.00

  
Acting Superintendent  
Estate of Dean Perry Dan, Joseph T. Sias  
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 and assignment 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.

10/27/2014  
Date

  
Acting Superintendent  
Puget Sound Agency

  
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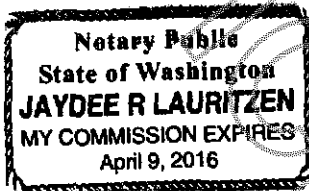


State of Washington  
County of Spokane } SS:

I certify that I know or have satisfactory evidence that Kenneth B. Hansen and Susan L. Hansen  
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: 10-16-14

Jaydee R Lauritzen



Notary Public in and for the State of Washington  
Residing at: Spokane county  
My appointment expires: 04-09-16

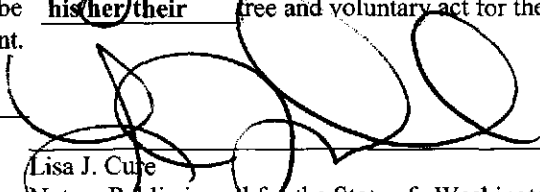


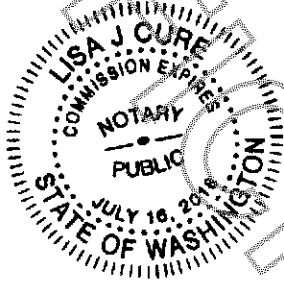
201410270113

State of Washington  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Julie A. Lennartz-Reppen  
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: 10/16/14

  
Lisa J. Cure  
Notary Public in and for the State of Washington  
Residing at: Mount Vernon  
My appointment expires: 7/16/2018



201410270113

**Schedule "A-1"**

**150448-OAE**

**DESCRIPTION:**

A leasehold interest in the following described property:

Tract 33 of the unrecorded plat of "COBAHUD WATERFRONT TRACTS SWINOMISH RESERVATION, SKAGIT COUNTY, WASHINGTON", and any revisions thereto, as filed 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 in Section 34, Township 34 North, Range 2 East, W.M.

Situate in the County of Skagit, State of Washington.



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