



201411250019

Skagit County Auditor  
11/25/2014 Page1 of 7 \$128.00  
9:58AMLand Title of Skagit County  
150850-0AEDocument Title: Lease ModificationReference Number: 201411250018Grantor(s): ☐ additional grantor names on page \_\_\_\_

1. Francis W. Tref

2.

Grantee(s): ☐ additional grantee names on page \_\_\_\_

1. Bella Vista Cabins, LLC

2.

Abbreviated legal description: ☐ full legal on page(s) \_\_\_\_

Lot 22, Raymond &amp; Paul Waterfront Tracts

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

P129645/5104-000-022-0000

I, Jennifer Barnwell, 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 \$72.00 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 Jennifer Barnwell Dated 11-25-14

Annual Rent: \$7,250.00 + \$10.00 Tideland  
AOS/Performance Bond: \$7,250.00  
Administrative Fee: \$217.50

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
BUREAU OF INDIAN AFFAIRS

LEASE MODIFICATION

Allotment: 122 37

Lease Number: 122 2088920732 HS

It is hereby agreed by and between Francis W. Tief, Lessee(s), and the Raymond J Paul Waterfront Landowners, Allotment No. 122 37, Swinomish Indian Reservation, Lessors, that Lease Number 122 2088920732 HS covering Lot 22, 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 \$7,250.

The lease is modified as follows:

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

1. Lessee(s) shall pay annual rent through June 30, 2013 as follows:

Tenants have paid the annual rental payment on Invoice No. 000454952 in the amount of \$7,250 due on July 1, 2012.

On July 1, 2013 tenants shall pay the pro-rated rent of \$6,654.11 (335 Days) for period July 1, 2013 to May 31, 2014. Pro-rated rent is based on \$7,250 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 1<sup>st</sup>.

3. Lessee's request the lease **remove the name of Francis W. Tief** and replace with the name of **Bella Vista Cabins, LLC** by the attached State of Washington Certificate of Formation, UBI Number: 603-224-190. Certification of Formation included with this modification

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:

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2014 4465  
NOV 25 2014

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Amount Paid \$0  
Skagit Co. Treasurer  
By *mem* Deputy



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Annual Rent: \$7,250.00 + \$10.00 Tideland  
AOS/Performance Bond: \$7,250.00  
Administrative Fee: \$217.50

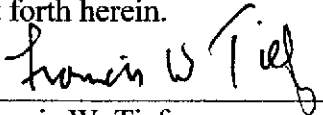
- a. The percentage change will be the median average percentage change over four years in the land portion of assessed value of the 253 waterfront and water view properties identified in the attached chart. The percentage change will be the difference between (i) the assessed land values for the 253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

**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 (\$7,250.00) 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 \$7,250.

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

  
Francis W. Tief  
1713 Dexter Avenue North, #401  
Seattle, Washington 98109



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Annual Rent: \$7,250.00 + \$10.00 Tideland  
AOS/Performance Bond: \$7,250.00  
Administrative Fee: \$217.50

Francis W Tief  
Francis W. Tief, President  
Bella Vista Cabins, LLC UBI #603 224 190  
7 Highland Drive, #502  
Seattle, Washington 98109

Glenna Tief  
Glenna Tief, Secretary-Treasurer  
Bella Vista Cabins, LLC UBI #603 224 190  
7 Highland Drive, #502  
Seattle, Washington 98109

**Raymond J. Paul 122 37 Trust Signatories:**

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

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

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

TOTAL PERCENTAGE: .645868333

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.

01/10/13  
Date

Judith K. Joyce  
Superintendent  
Puget Sound Agency



Area	Pnumber
ShelterBay	P69080
ShelterBay	P69081
ShelterBay	P69082
ShelterBay	P69083
ShelterBay	P69084
ShelterBay	P69085
ShelterBay	P69086
ShelterBay	P69087
ShelterBay	P69089
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ShelterBay	P69116
ShelterBay	P69117
ShelterBay	P69118
ShelterBay	P69119
ShelterBay	P69120
ShelterBay	P69121
ShelterBay	P69122
ShelterBay	P69123
ShelterBay	P69124
ShelterBay	P69125
W.Shore	P20575
W.Shore	P20577
W.Shore	P20579
W.Shore	P20580
W.Shore	P20581
W.Shore	P20582
W.Shore	P20583
W.Shore	P20585
W.Shore	P20587
W.Shore	P20588
W.Shore	P20589
W.Shore	P20590
W.Shore	P20591

Area	Pnumber
W.Shore	P20592
W.Shore	P20593
W.Shore	P20595
W.Shore	P20596
W.Shore	P20597
W.Shore	P20598
W.Shore	P20599
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W.Shore	P20601
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W.Shore	P20770
W.Shore	P20773
W.Shore	P20782
W.Shore	P20783
W.Shore	P20812
W.Shore	P20814
W.Shore	P20815

Area	Pnumber
W.Shore	P65266
W.Shore	P65267
W.Shore	P65268
W.Shore	P65269
W.Shore	P65270
W.Shore	P65271
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W.Shore	P69202
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W.Shore	P69205
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W.Shore	P69207
W.Shore	P69208
W.Shore	P69605
W.Shore	P69606

Area	Pnumber
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W.Shore	P69609
W.Shore	P69611
W.Shore	P69612
W.Shore	P69613
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W.Shore	P70210
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W.Shore	P70212
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W.Shore	P70214

Area	Pnumber
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W.Shore	P70216
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W.Shore	P70235
W.Shore	P70236
W.Shore	P70237
W.Shore	P70239
W.Shore	P77681
W.Shore	P77682
W.Shore	P77683



Verification and Acknowledgement of signature on Lease Modification dated 1/10/13  
Allotment 122 37 Lease No. 122 2088920732  
Lot 22, Raymond Paul Waterfront Tracts

Francis W. Tief  
Francis W. Tief

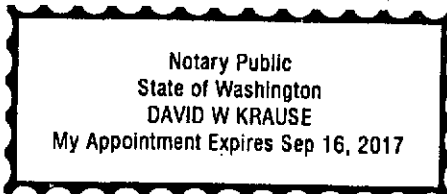
Frank Tief  
Frank Tief, Member of Bella Vista Cabins,  
LLC

Glenna Tief  
Glenna Tief, Member of Bella Vista Cabins,  
LLC

State of Washington  
County of King } SS:

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

Dated: November 5, 2014



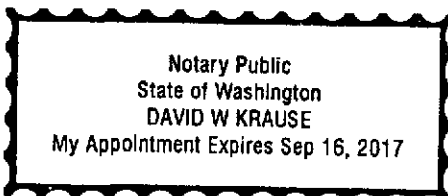
David W. Krause  
Notary Public in and for the State of Washington  
Residing at: Seattle, Washington  
My appointment expires: 09-16-2017

STATE OF Washington  
County of King } SS:

On this 5th day of November, 2014 before me, the undersigned, a Notary Public in  
and for the State of Washington, duly commissioned and sworn, personally appeared Frank Tief and  
Glenna Tief  
to me known to be the described  
individuals

in and who executed the foregoing instrument, as members of the Bella Vista Cabins LLC  
, a Washington Limited Liability Company, and  
acknowledged to me that they

they  
signed and sealed this said instrument as Their free and voluntary act and deed for the use and  
purposes therein mentioned, and on oath stated They are authorized to execute the said instrument.  
Given under my hand and official seal this 5th day of November, 2014



David W. Krause  
Notary Public in and for the State of Washington  
Residing at Seattle, Washington  
My appointment expires: 09-16-2017



A leasehold interest in the following described property:

Tract 22 of the unrecorded plat of "Raymond J. Paul Waterfront Tracts, Swinomish Reservation, Skagit Co., Washington", on file with the United States Department of the Interior, Bureau of Indian Affairs, Western Washington Indian Agency, Everett, Washington, and more particularly described as follows:

Beginning at the Northeast corner of Government Lot 3 of Section 34, Township 34 North, Range 2 East, W.M.;

thence South  $89^{\circ}42'$  West along the North line thereof, a distance of 701.32 feet to 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; thence South  $13^{\circ}58'$  East along the West line of said Southerly extension, a distance of 250 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, 308.44 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, a distance of 311.14 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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