



201506090123

Skagit County Auditor

\$128.00

6/9/2015 Page

1 of

5 3:07PM

Document Title: Lease Assignment

Reference Number:

Grantor(s):

☐ additional grantor names on page

1. Donna Hines

2.

**Land Title and Escrow**

Grantee(s):

☐ additional grantee names on page

1. Christine Hutchins

2.

157430-0AE

Abbreviated legal description:

☐ full legal on page(s)

Lot 23, Unrecorded Raymond J. paul Waterfront Tracts

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page

P129646/5104-000-023-0000

I Jennifer Lind - Land Title, 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 \$73.00 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

6.9.15

Annual Rent: \$7,250.00 + \$10.00 Tideland  
AOS/Performance Bond: \$7,250.00  
Administrative Fee: \$0.00

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
BUREAU OF INDIAN AFFAIRS

**LEASE ASSIGNMENT**

Allotment: 122 37

Lease Number: 122 2089580837 HS

It is hereby agreed by and between Donna Hines, Lessee(s), and the Raymond J Paul Waterfront Landowners, Allotment No. 122 37, Swinomish Indian Reservation, Lessors, that Lease Number 122 2089580837 HS covering Lot 23, 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 assign the lease to the buyers: **Christine Hutchins of 1415 Monroe Creek, San Jacinto, California 92583.**

The lease is modified as follows:

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

1. Lessee(s) are informed rent is paid to the date of May 31, 2015.
2. Beginning June 1, 2015, the annual rental amount will be adjusted according to Provision 7.1 set out below.

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 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

Annual Rent: \$7,250.00 + \$10.00 Tideland  
AOS/Performance Bond: \$7,250.00  
Administrative Fee: \$0.00

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

Seller:



Donna Hines  
17546 Tonkon View Lane  
La Conner, Washington 98257

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20152128  
JUN 09 2015

Amount Paid \$ 176720  
Skagit Co. Treasurer  
By [Signature] Deputy

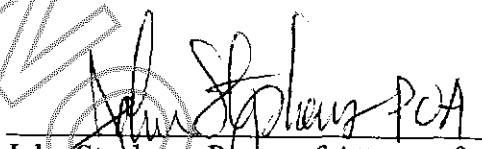
Buyers:

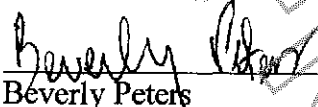


Christine Hutchins  
1415 Monroe Creek  
San Jacinto, California 92583

Annual Rent: \$7,250.00 + \$10.00 Tideland  
AOS/Performance Bond: \$7,250.00  
Administrative Fee: \$0.00

**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

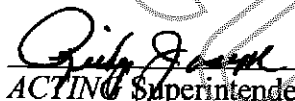
TOTAL PERCENTAGE: .645868333

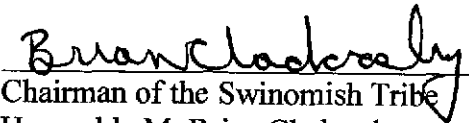
The assignment is hereby approved and declared to be made in accordance with the law and the rules and regulations prescribed by the Secretary of the Interior thereunder, and now in force.

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

Date

06/08/2015

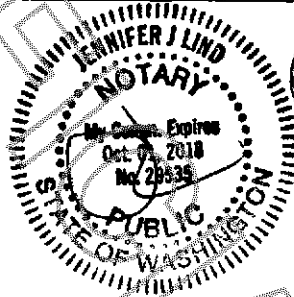
  
ACTING Superintendent  
Puget Sound Agency

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

State of Washington  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Donna Hines  
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: 5/29/2015



Jennifer J. Lind  
Notary Public in and for the State of Washington  
Residing at: Bow  
My appointment expires: 10/01/2015

State of Washington  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Christine Hutchins  
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: 6/1/2015



Jennifer J. Lind  
Notary Public in and for the State of Washington  
Residing at: Bow  
My appointment expires: 10/01/2018