



201506250041

Skagit County Auditor

\$127.00

6/25/2015 Page

1 of

6 2:01PM

Document Title:

Lease Assignment

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

1. Bella Vista Cabins LLC

2. Francis Tief, member

Glenna Tief, member

Grantee(s):☐ additional grantee names on page ____

1. Jerod S. Fedor

Shari L. Bjorn

2.

152549-
Land Title and EscrowAbbreviated legal description:☐ full legal on page(s) ____

Tr. 22 Raymond Paul Waterfront (ptr GL 3, 34-34-2)

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

P129645

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 \$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 6-25-15

Annual Rent: \$6,1400.00 + \$10.00 Tideland
AOS/Performance Bond: \$6,140.00
Administrative Fee: \$0.00

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF INDIAN AFFAIRS

LEASE ASSIGNMENT

Allotment: 122 37

Lease Number: 122 2088920732 HS

It is hereby agreed by and between Bella Vista Cabins, LLC, Francis Tief, member and Glenna Tief, member, 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 assign the lease to the buyers: **Jerod S. Fedor and Shari L. Bjorn of 12009 SE 73rd Pl, Newcastle, WA 98056.**

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, 2016.**
2. On June 1, 2015, the annual rental amount was 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

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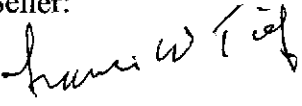
calculate that percentage change is 253. Because of the potential changes to a parcel's status, the precise number of parcels used to determine the percentage change may vary slightly from year to year. If any of these parcels on the attached chart changes its use from residential it will be deleted 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 (\$6,140.00) 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 \$6,140.

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

Seller:

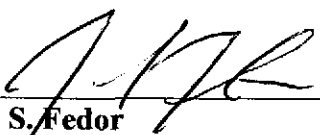


Francis W. Tief, Member
Bella Vista Cabins, LLC
7 Highland Drive #502
Seattle, Washington 98109




Glena Tief, Member
Bella Vista Cabins, LLC
7 Highland Drive #502
Seattle, Washington 98109

Buyers:



Jerod S. Fedor
12009 SE 73rd Place
Newcastle, WA 98056



Shari L. Bjorn
12009 SE 73rd Place
Newcastle, WA 98056

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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

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

TOTAL PERCENTAGE: .645868333

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

2015 2385
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 25 2015
Amount Paid \$ 628.00
Skagit Co. Treasurer
By Deputy

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.

06/24/2015
Date

Ruby J. Aspell
Acting Superintendent
Puget Sound Agency

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Frank W. Tief and Glenna Tief
signed this instrument, on oath stated that They are
authorized to execute the instrument and acknowledged it as the Members
of Bella Vista Cabins, LLC to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: 6-17-15



[Signature]
Notary Public in and for the State of Washington
Residing at Bow
My appointment expires: 10/01/18

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Jared S. Fedor and Shari L. Bjorn
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: 6-16-15



[Signature]
Notary Public in and for the State of Washington
Residing at Bow
My appointment expires: 10/01/18

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.