



201508250029

Skagit County Auditor \$126.00
8/25/2015 Page 1 of 5 1:38PM

Document Title: Lease Modification

Reference Number: 201508250028

Grantor(s): additional grantor names on page ___

1. U.S. Department of the Interior
Bureau of Indian Affairs

2.

Land Title and Escrow

152526-0AE

Grantee(s): additional grantee names on page ___

1. Michelle Christianson

2.

Abbreviated legal description: full legal on page(s) ___

Tracts 17 & 18, Raymond J. Paul Waterfront Trs.

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

P129641/5104-000-017-0000

I, Land Title and Escrow, 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 

Dated 8/10/15

Annual Rent: \$9,500.00 + \$10.00 Tideland
AQS/Performance Bond: \$9,500.00
Administrative Fee: \$285.00

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF INDIAN AFFAIRS

LEASE MODIFICATION

Allotment: 122 37

Lease Number: 122 2087000555 HS

It is hereby agreed by and between Michelle Christianson, Lessee(s), and the Raymond J. Paul Landowners, Allotment No. 122 37, Swinomish Indian Reservation, Lessors, that Lease Number 122 2087000555 HS covering Lots 17 & 18, 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 rent of \$9,500.

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 May 31, 2013 as follows:

Lessee(s) rent was adjusted by appraisal on June 21, 2012 to the amount of \$9,500. Lessees have paid on June 8, 2012 the former rental amount of \$11,250 for the period of July 1, 2012 to June 30, 2013. Lessees will have a credit in the amount of \$1,750 towards the pro-rated rent due on July 1, 2013.

The rent from July 1, 2013 to the date of May 31, 2014 is calculated at the pro-rated rent of \$8,693.15 (334 Days) + \$10.00 Tideland Fee. Pro-rated rent is based on \$9,500 Annual Rent.

Applying the credit of \$1,750 towards the \$8,693.15 amount due on July 1, 2013 would leave a balance of \$6,943.15 due.

On June 1, 2014 tenants will pay the annual rent of \$9,500.00 + \$10.00 Tideland Fee.

2. Beginning June 1, 2015, the annual rental amount will be adjusted according to Provision 7.1 set out below. For the year 2013 and forward, the annual rent and tideland fee will be due on June 1st 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

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by increasing or decreasing the most recent annual rent by a percentage calculated as follows:

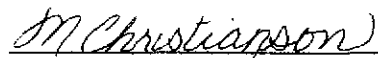
- a. The percentage change will be the median average percentage change over four years in the land portion of assessed value of the 253 waterfront and water view properties identified in the attached chart. The percentage change will be the difference between (i) the assessed land values for the 253 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 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 (\$9,500.00) 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 \$9,500.

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


Michelle Christianson
Post Office Box 1464
La Conner, Washington 98257-1464

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 25 2015

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

Annual Rent: \$9,500.00 + \$10.00 Tideland
AQS/Performance Bond: \$9,500.00
Administrative Fee: \$285.00

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

NO LOWER SIGNATURE

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.

Date

Superintendent
Puget Sound Agency

Annual Rent: \$9,500.00 + \$10.00 Tideland
AOS/Performance Bond: \$9,500
Administrative Fee: \$0.00

Raymond J. Paul 122 37 Trust Signatories:

(ADDED TO LEASE MODIFICATION 122 2087000555 HS – DUE TO Francis Peters was no longer a signatory for the 122 37 Tract.



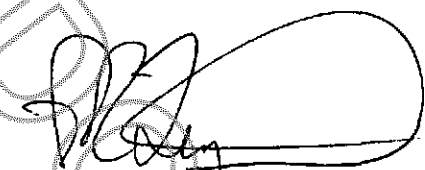
Beverly Peters
17556 First Street
La Conner, Washington 98257
(360) 466-4749
Ownership Shares: 0.177083333

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.

74 August 2015
Date


Acting Superintendent
Puget Sound Agency

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