



201508250030

Skagit County Auditor

\$199.00

8/25/2015 Page

1 of

6 1:39PM

Document Title: Lease Assignment and Modification

Reference Number:

Grantor(s):

additional grantor names on page \_\_\_

1. Michelle Christianson

2.

**Land Title and Escrow**

152576-0A2

Grantee(s):

additional grantee names on page \_\_\_

1. The McKellar/GongGuy Family Trust

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: \$8,032.00 + \$10.00 Tideland  
AOS/Performance Bond: \$8,032.00  
Administrative Fee: \$0.00

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
BUREAU OF INDIAN AFFAIRS

**LEASE ASSIGNMENT AND 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 Waterfront 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 assign the lease to the buyers: **The McKellar/Gong Guy Family Trust of 4314 N. Greenbrier Road, Long Beach CA 90808.**

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 **June 30, 2015**. The Lessee(s) will pay a pro-rated rent on July 1, 2015 for period July 1, 2015 – May 31, 2016 in the amount of \$7,350 (334 days) + \$10 Tideland. On June 1, 2016 lessee(s) will pay the annual rent of \$8,032 + \$10 tideland for the years 2016, 2017, and 2018.
2. On June 1, 2019, 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.

Annual Rent: \$8,032.00 + \$10.00 Tideland  
AOS/Performance Bond: \$8,032.00  
Administrative Fee: \$0.00

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 (\$8,032) 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 \$8,032.

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

Seller:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20153360  
AUG 25 2015

Amount Paid \$ 154968  
Skagit Co. Treasurer  
By Mia Deputy

Buyers:

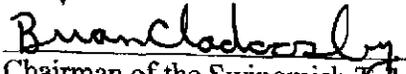
Robert H. McKellar  
Robert H. McKellar  
Trustee(s)  
The McKellar/Gong-Guy  
Family Trust  
Dated November 13, 2002

Linda Gong-Guy  
Linda Gong-Guy  
Successor Trustee(s)  
The McKellar/Gong-Guy  
Family Trust  
Dated November 13, 2002

Annual Rent: \$8,032.00 + \$10.00 Tideland  
AOS/Performance Bond: \$8,032.00  
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

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

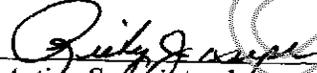
  
Beverly Peters  
17556 First Street  
La Conner, Washington 98257  
(360) 466-4749  
Ownership Shares: 0.177083333

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.

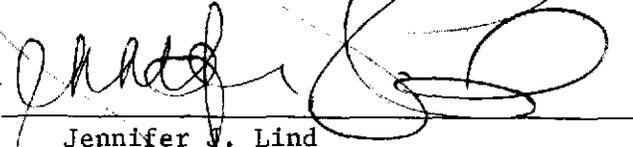
08/12/2015  
Date

  
Acting Superintendent  
Puget Sound Agency

State of Washington  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Michelle A. Christianson  
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: Aug. 6, 2015

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

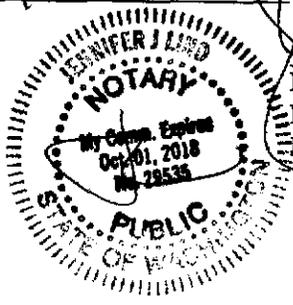


STATE OF Washington  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Robert H. McKellar and Linda Gong-  
signed this instrument, on oath stated that They are  
authorized to execute the instrument and acknowledged it as the Trustees  
of The McKellar Gong-Guy Family Trust to be the free and voluntary act of such  
party for the uses and purposes mentioned in this instrument.

Dated: 8/10/15

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



P20575	P20639	P69094	P69177	P69639	P70218
P20577	P20744	P69095	P69178	P69640	P70219
P20579	P20745	P69096	P69179	P69641	P70221
P20580	P20746	P69097	P69180	P69642	P70222
P20581	P20747	P69098	P69181	P69643	P70223
P20582	P20748	P69099	P69182	P69644	P70224
P20583	P20749	P69100	P69183	P69645	P70225
P20585	P20750	P69101	P69184	P69646	P70226
P20587	P20751	P69102	P69185	P69649	P70227
P20588	P20753	P69103	P69186	P69653	P70230
P20589	P20754	P69104	P69187	P69654	P70231
P20590	P20755	P69105	P69188	P69656	P70232
P20591	P20765	P69106	P69189	P69657	P70233
P20592	P20766	P69107	P69190	P69658	P70234
P20593	P20768	P69108	P69191	P69661	P70235
P20595	P20769	P69109	P69192	P69663	P70236
P20596	P20770	P69110	P69193	P69669	P70237
P20597	P20773	P69112	P69194	P69670	P70239
P20598	P20782	P69113	P69195	P69672	P77681
P20599	P20783	P69114	P69196	P69674	P77682
P20600	P20812	P69115	P69197	P69675	P77683
P20601	P20814	P69116	P69198	P69676	
P20602	P20815	P69117	P69199	P69678	
P20611	P65266	P69118	P69200	P69679	
P20613	P65267	P69119	P69202	P69680	
P20614	P65268	P69120	P69204	P69681	
P20615	P65269	P69121	P69205	P69683	
P20616	P65270	P69122	P69206	P69685	
P20617	P65271	P69123	P69207	P69686	
P20618	P65272	P69124	P69208	P69687	
P20620	P65276	P69125	P69605	P69690	
P20621	P66246	P69160	P69606	P69691	
P20622	P66247	P69161	P69608	P69692	
P20623	P69080	P69162	P69609	P70205	
P20624	P69081	P69163	P69611	P70206	
P20625	P69082	P69164	P69612	P70207	
P20626	P69083	P69165	P69613	P70208	
P20627	P69084	P69166	P69614	P70209	
P20628	P69085	P69167	P69620	P70210	
P20629	P69086	P69168	P69621	P70211	
P20630	P69087	P69169	P69622	P70212	
P20631	P69089	P69170	P69626	P70213	
P20632	P69090	P69171	P69627	P70214	
P20634	P69091	P69172	P69633	P70215	
P20635	P69092	P69173	P69634	P70216	
P20638	P69093	P69175	P69636	P70217	

Revised 2015

List of 251 waterfront water view parcels used for calculating median average percentage change.