

When recorded return to:
Laura J. Melix
17686 Ray Paul Lane
La Conner, WA 98257



201605200050

Skagit County Auditor

\$202.00

5/20/2016 Page

1 of

7 1:51 PM

POOR ORIGINAL

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026685

CHICAGO TITLE
620026685

DOCUMENT TITLE(S)

Lease Assignment and Modification

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: 201605100093

Additional reference numbers on page _____ of document

GRANTOR(S)

Susan Coder and Raymond J Paul Waterfront Landowners

☐ Additional names on page _____ of document

GRANTEE(S)

Laura J Melix

☐ Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

Lot(s): 11 AND PTN LOT 10 RAY PAUL WATERFRONT TRACTS Tax/Map ID(s):

Complete legal description is on page 1 of document

TAX PARCEL NUMBER(S)

P129636

Additional Tax Accounts are on page _____ of document

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

C. Melix

Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

Annual Rent: \$7,250 + \$10.00 Tideland
AOS/Performance Bond: \$7,250
Administrative Fee: \$0.00

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 2016
MAY 20 2016

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF INDIAN AFFAIRS

Amount Paid \$ 1820.60
Skagit Co. Treasurer
By *nm* Deputy

LEASE ASSIGNMENT AND MODIFICATION

Allotment: 122 37

Lease Number: 122 2085870151 HS

It is hereby agreed by and between Susan Coder, Lessee(s), and the Raymond J Paul Waterfront Landowners, Allotment No. 122 37, Swinomish Indian Reservation, Lessors, that Lease Number 122 2085870151 HS covering Lot 11, of the Raymond J Paul Waterfront Tracts, Govt. Lot 3, Section 34, Township 34 North, Range 2 East, Willamette Meridian, Skagit County, Washington (**Exhibit A**) be modified for the following reasons:

To assign the lease to the buyers: **Laura J. Melix 157 Back Belmont Road, Belfast, ME 04915.**

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, 2016**. The Lessee(s) will pay a pro-rated rent on July 1, 2016 for period July 1, 2016 – May 31, 2017 in the amount of \$6,646 (11 Months) + \$10 Tideland. On June 1, 2017 lessee(s) will pay the annual rent of \$7,250 + \$10 tideland for the years 2017 and 2018.
2. On June 1, 2019, the annual rental amount was adjusted according to Provision 7.1 set out below.

B. Provisions 1.3 and 1.4 in the Lease are deleted, and new Provisions 1.3 and 1.4 shall read as follows:

- 1.3 Rent shall be adjusted every fourth year starting on June 1, 2019, for the remaining term of this lease. Except for years 2023, 2035, and 2047, 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, 2019, and will be based on the

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median percentage change in the assessed land values between the Tax years 2015 and 2019.

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.

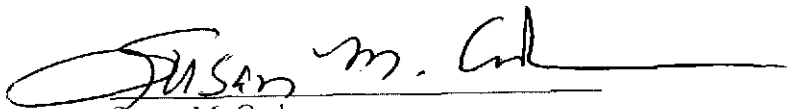
- 1.4 For the years 2023, 2035, and 2047 the Bureau of Indian Affairs will adjust the rent using an appraisal to determine fair annual rent of the leased lot. The appraiser shall follow the Uniform Standards of Professional Appraisal Practice (USPAP).
- 1.5 Legal Description as follows:

Add Exhibit A as the correct legal description.

An Assignment of Savings or Surety Bond to cover the amount equal to one year of rent (\$7,250) 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.

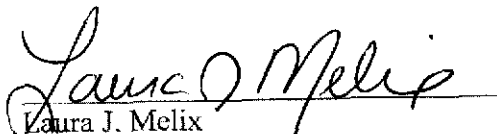
This modification does not change any terms, conditions, or stipulations, except as specifically set forth herein.

Seller:



Susan M. Coder
17686 Raymond J. Paul Lane
La Conner, Washington 98257

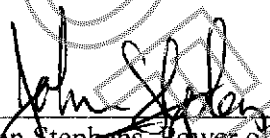
Buyers:




Laura J. Melix
157 Back Belmont Road
Belfast, ME 04915

Annual Rent: \$7,250 + \$10.00 Tideland
AOS/Performance Bond: \$7,250
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

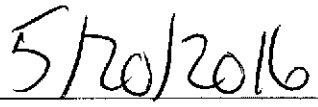

Beverly Peters
17556 First Street
La Conner, Washington 98257
(360) 466-4749
Ownership Shares: 0.177083333


TOTAL PERCENTAGE: .645868333

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

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


Superintendent
Puget Sound Agency

Annual Rent: \$7,250 + \$10.00 Tideland
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5/20/2016

Date

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

Marcella Peters
Superintendent
Puget Sound Agency

Area	Pnumber
ShelterBay	P69080
ShelterBay	P69081
ShelterBay	P69082
ShelterBay	P69083
ShelterBay	P69084
ShelterBay	P69085
ShelterBay	P69086
ShelterBay	P69087
ShelterBay	P69089
ShelterBay	P69090
ShelterBay	P69091
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ShelterBay	P69116
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ShelterBay	P69121
ShelterBay	P69122
ShelterBay	P69123
ShelterBay	P69124
ShelterBay	P69125
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W.Shore	P20577
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W.Shore	P20583
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W.Shore	P20589
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W.Shore	P20591

Area	Pnumber
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W.Shore	P20597
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W.Shore	P20773
W.Shore	P20782
W.Shore	P20783
W.Shore	P20812
W.Shore	P20814
W.Shore	P20815

Area	Pnumber
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W.Shore	P65267
W.Shore	P65268
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W.Shore	P69605
W.Shore	P69606

Area	Pnumber
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W.Shore	P69609
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W.Shore	P70212
W.Shore	P70213
W.Shore	P70214

Area	Pnumber
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W.Shore	P70216
W.Shore	P70217
W.Shore	P70218
W.Shore	P70219
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W.Shore	P70232
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W.Shore	P70234
W.Shore	P70235
W.Shore	P70236
W.Shore	P70237
W.Shore	P70239
W.Shore	P77681
W.Shore	P77682
W.Shore	P77683

Exhibit A - Legal Description

Lot 11 of the Ray Paul Waterfront Tracts, recorded plat on file with the Bureau of Indian Affairs, Government Lot 3, Section 34, Township 34 North, Range 2 East, WM, Skagit County, Washington together with that portion of the Northerly 8.00 feet, as measured at right angles to the Northerly line, of Lot 10, said Ray Paul Waterfront Tracts, lying easterly of the following described line:

Commencing at the Northeast corner of said Lot 10; Thence South $76^{\circ}02'42''$ West along said Northerly line, 114.63 feet to the True Point of beginning of said described line; Thence South $06^{\circ}38'41''$ West, 8.55 feet to the South line of said Northerly 8.00 feet and the end of said described line.