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05/18/2018 12:57 PM Pages: 1 of 8 Fees: \$131.00
Skagit County Auditor

Document Title: Assignment of Lease

Reference Number : 02-167298-OE

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

1. Thomas Freeland
2. Elisabeth Freeland

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

1. Eric Ringstad
- 2.

Abbreviated legal description: ☐ full legal on page(s) ____.

Lots 24 and 25 unrecorded plat of "Raymond J. Paul
Waterfront Tracts, Swinomish Reservation

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

P129647

I, K Rodgers, 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 Kathy Rodgers Dated 5-16-18

Annual Rent: \$14,335 + \$10.00 Tideland
 AOS/Performance Bond: \$14,335
 Lot 24 and 25 of Raymond J Paul Waterfront Tracts 122 37
 Acreage: 0.728 m/l

UNITED STATES
 DEPARTMENT OF THE INTERIOR
 BUREAU OF INDIAN AFFAIRS

Land Title and Escrow

02-1672988E

ASSIGNMENT OF LEASE

SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX
 20182073
 MAY 18 2018

Amount Paid \$ 1760.08
 Skagit Co. Treasurer
 By *mam* Deputy

Allotment: 122 37 Raymond J Paul Waterfront Tracts Lease Number: 122 2077069955 HS

It is hereby agreed by and between Thomas Freeland and Elisabeth Freeland, Lessee(s), and the Raymond J Paul Waterfront Landowners of the Allotment No. 122 37, Swinomish Indian Reservation, Lessors, that Lease Number 122 2077069955 HS covering Lot 24 and 25, of the Raymond J Paul Waterfront Tracts, Described as:

DESCRIPTION: Lots 24 and 25 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°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°58' East along the West line of said Southerly extension, a distance of 100 feet to the Northeast corner of the tract herein described and the true point of beginning; thence continue South 13°58' East along said Westerly line, a distance of 100 feet; thence South 76°02' West, 317.84 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°02' West from the true point of beginning; thence North 76°02' East, a distance of 316.24 feet, more or less, to the true point of beginning. Situate in the County of Skagit, State of Washington.

be assigned to the following:

To assign the lease to the name of Eric Ringstad (married as separate property), of 8015 164th St SE, Snohomish, Washington 98296.

The lease is modified as follows:

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

1. The lease is now paid to the date of June 30, 2018.

Annual Rent: \$14,335 + \$10.00 Tideland
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 Lot 24 and 25 of Raymond J Paul Waterfront Tracts 122 37
 Acreage: 0.728 m/l

2. On July 1, 2018 a pro-rated rent will be due. This will be for the period July 1, 2018 to the date of May 31, 2019. The rent is for eleven (11) months of that payment year. **The amount due is \$13,140 + \$10 Tideland payable to the lockbox address.**
3. Beginning June 1, 2019, the annual rental amount will be adjusted according to Provision 7.1 and 7.2 set out below. For the year 2019 and forward, the annual rent and tideland fee will be due on June 1st of each year.
4. The tideland fee \$10.00 will be due on June 1st of each year along with the annual rent.

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, 2035, 2047, and 2059 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 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.

7.2 Rental Adjustment. For the years 2023, 2035, 2047, and 2059 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).

And adding the following provisions:

23. Lessee has access to Tribal tidelands subject to Swinomish Tribal Code 23, Tribal Tidelands, which can be found at <http://www.swinomish-nsn.gov/government/tribal-code.aspx>.

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Acreage: 0.728 m/l

Under this code, tidelands adjacent to the Pull & Be Damned area (Ray Paul Waterfront Tracts, Cobahud Waterfront Tracts, Capet Zalsiluce Waterfront Tracts, Dr. Joe Waterfront Tracts I and II) are identified as Zone H, and open to recreational uses by any person with lawful access.

24. Bonds.

An Assignment of Savings or Surety Bond to cover the amount equal to one year of rent 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 \$14,335.

25. Residential Use

Lessee will use and allow the use of said premises for residential dwelling purposes only and will not, at any time during said term; erect, place, maintain or allow on said premises more than one single family dwelling (exclusive of a personal automobile garage and/or accessory buildings which, if an accessory building, shall not exceed 500 square feet provided a tribal building on said premises any livestock including, but not limited to: poultry, rabbits or fowl, nor use nor allow the use of any building or structure on said premises as a tenement house, rooming house, apartment house, vacation rental, or for or in connection with the carrying on of any business, commerce or trade whatsoever; unless such business, commerce or trade is specifically allowed by applicable Tribal zoning ordinances, and landowner approval is obtained in writing.

26. Payments of Taxes and Assessment

Lessee will pay before they become delinquent any and all real, leasehold, use, occupancy, excise and/or personal property taxes and assessments of every description to which said premises or any part thereof or any improvement thereon or to which Lessor or Lessee, in respect thereof, are now or may, during said term, be assessed or become liable, whether assessed to or payable by Lessor or Lessee, including any tax imposed by the Swinomish Indian Tribal Community and specifically including the Swinomish Trust Improvement Use and Occupancy Tax; PROVIDED HOWEVER, that with respect to any assessment made under any betterment or improvement law or special assessment which may be payable in installment. Lessee shall be required to pay only such installments, together with interest, as shall become due and payable during said term.

This Lease Number 122 2077069955 HS expires on June 30, 2055.

Annual Rent: \$14,335 + \$10.00 Tideland
AOS/Performance Bond: \$14,335
Lot 24 and 25 of Raymond J Paul Waterfront Tracts 122 37
Acreage: 0.728 m/l

Seller(s):

Thomas Freeland
Thomas Freeland
619 Commercial Avenue
Anacortes, Washington 98221

Elisabeth M Freeland
Elisabeth Freeland
619 Commercial Avenue
Anacortes, Washington 98221

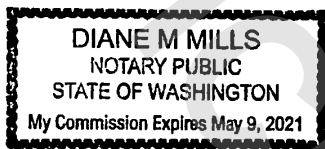
Lessee(s):

Eric Ringstad
Eric Ringstad
~~XXXXXXXXXX~~
~~XXXXXXXXXX~~

2333 158th Court N.E.
Bellevue, WA 98008

State of Washington }County of Skagit }

I certify that I know or have satisfactory evidence that Thomas Freeland and Elisabeth M. Freeland are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to their free and voluntary act for the uses and purposes mentioned in this instrument.

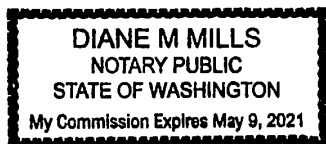
Dated: May 11th, 2018

A handwritten signature of Diane M. Mills in black ink.

Diane M. Mills

Notary Public in and for the State of WashingtonResiding at MiltonMy appointment expires May 9th, 2021State of Washington }County of Skagit }

I certify that I know or have satisfactory evidence that Eric Ringstad is the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 11th, 2018

A handwritten signature of Diane M. Mills in black ink.

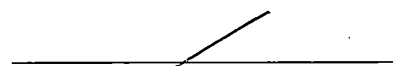
Diane M. Mills

Notary Public in and for the State of WashingtonResiding at MiltonMy appointment expires May 9th, 2021

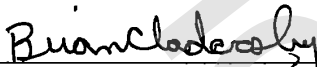
Annual Rent: \$14,335 + \$10.00 Tideland
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Acreage: 0.728 m/l

Raymond J. Paul 122 37 Trust Signatories:

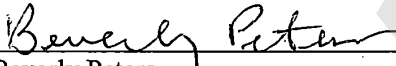
Ethel Marie Barber
17337 Reservation Road
La Conner, Washington 98257
(360) 466-7216
Ownership Represented: 0.1250000000



Honorable M. Brian Cladoosby
950 Moorage Way
La Conner, Washington 98257
Ownership Shares: 0.343785000



Honorable M. Brian Cladoosby
Swinomish Indian Tribal Community
950 Moorage Way
La Conner, Washington 98257
(360) 466-3163
Ownership Shares: 0.343785000

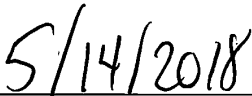


Beverly Peters
17556 First Street
La Conner, Washington 98257
(360) 466-4749
Ownership Shares: 0.177083333

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 Subpart C Residential Leasing.



Date



Superintendent
Puget Sound Agency

Area	Pnumber
ShelterBay	P69080
ShelterBay	P69081
ShelterBay	P69082
ShelterBay	P69083
ShelterBay	P69084
ShelterBay	P69085
ShelterBay	P69086
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W.Shore	P20589
W.Shore	P20590
W.Shore	P20591

Area	Pnumber
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W.Shore	P20593
W.Shore	P20595
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Area	Pnumber
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W.Shore	P69204
W.Shore	P69205
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W.Shore	P69208
W.Shore	P69605
W.Shore	P69606

Area	Pnumber
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W.Shore	P69609
W.Shore	P69611
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W.Shore	P69613
W.Shore	P69614
W.Shore	P69620
W.Shore	P69621
W.Shore	P69622
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Area	Pnumber
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