



RECORDED AT THE REQUEST OF:

SUMMIT PROPERTIES, INC.
12720 E. Nora, Suite E
Spokane Valley, WA 99216-1197

DECLARATION OF ANNEXATION
NORTHWEST VISTAS 2ND ADDITION
SPOKANE COUNTY, WASHINGTON

*Parcel # 55302.2018
Section 30 T2S, R44 NW1/4*

THIS DECLARATION OF ANNEXATION is made, entered into and becomes effective on the date hereof as set forth below, by **SUMMIT PROPERTIES, INC.**, a Washington Corporation (hereinafter referred to as "Grantor"), with reference to the following facts:

A) Grantor is the sub-divider and developer of a certain tract of land which is legally described on Exhibit "A" attached hereto and incorporated herein by this reference, which land is located in Spokane County, Washington, commonly known as **NORTHWEST VISTAS** a development of numerous residential lots, which development is governed by that certain "Declaration of Covenants, Conditions & Restrictions", recorded November 13, 2013 auditors file Number 6264553 (hereinafter referred to as the "Declaration"), the definition and terms of which Declaration are incorporated herein by this reference. The final plat bearing Spokane County Auditor's File Number 6270463 is recorded in Book 37 of Plats (as Plat Number 4168), page 35.

B) Grantor is also the owner of a certain additional tract of land near and/or adjoining the property described on Exhibit "A", which will be platted by Grantor as **NORTHWEST VISTAS 2ND ADDITION**, but which has not previously been subjected to said Declaration. Said other land is legally described on Exhibit "B" attached hereto and incorporated herein by this reference. Said other land consists of numerous residential lots, along with the dedicated roadways, (**NORTHWEST VISTAS**).

C) Grantor desires to annex said other land known as **NORTHWEST VISTAS 2ND ADDITION** to the original **NORTHWEST VISTAS** land and subject it to the Declaration as provided in this Declaration of Annexation.

NOW THEREFORE, Grantor hereby declares and covenants as follows:

1. That, in accordance with the rights reserved to Grantor in the Declaration, **NORTHWEST VISTAS 2ND ADDITION** is hereby made subject to the Declaration and shall for all purposes be part of the **NORTHWEST VISTAS** Subdivisions, effective upon the date that this document is recorded. **NORTHWEST VISTAS 2ND ADDITION** shall be held, conveyed, mortgaged, encumbered, leased, rented, used, occupied, sold and improved, subject to and in accordance with all of the terms, covenants and provisions which have been set forth in the Declaration, all of which are for the purpose of enhancing and protecting the value and attractiveness of the **NORTHWEST VISTAS**, as well as **NORTHWEST VISTAS 2ND**

EXHIBIT "A"

LEGAL DESCRIPTION

NORTHWEST VISTAS

All platted Lots and Blocks in NORTHWEST VISTAS plat filed of record on November 13, 2013 in Book 37 of Plats (as plat number 4168), page 35 situate in the County of Spokane, State of Washington.

Unofficial Document

EXHIBIT "B"

LEGAL DESCRIPTION
NORTHWEST VISTAS 2ND ADDITION
Annexed Property

ALL THAT PROTION OF TRACT "C" OF MONINGSIDE HEIGHTS 3RD ADDITION, AS RECORDED IN BOOK 29 OF PLATS, PAGES 69-72, RECORDS OF SPOKAN COUTNY, BEING SITUATED IN A PROTION OF GOVERNEMENT LOT 1, SECTION 30, TOWNSHIP 25 NORTH, RANGE 44 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT TH ENORTHWEAT CORNER OF SAID TRACT "C", ALSO BEING THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1;

THENCE ALONG TH EAST LINE OF SAID TRACT "C", SOUTH 00° 08' 17" WEST A DISTANCE OF 287.03 FEET TO THE NORTHEAST CORNER OF TH EPLAT OF NORTHWEST VISTAS, AS RECORDED IN BOOK 37 OF PLATS, PAGE 35, RECORDS OF SPOKANE COUNTY;

THENCE ALONG THE NORTHERLY AND WESTERLY LINES OF SAID PLAT THE FOLLOWING COURSES:

- 1) SOUTH 74° 03' 50" WEST A DISTANCE OF 56.36 FEET;
- 2) SOUTH 45° 11' 25" WEST A DISTANCE OF 85.00 FEET;
- 3) SOUTH 15° 13' 30" WEST A DISTANCE OF 55.967 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 2 OF THE PLAT OF NORHTWEST VISTAS 1ST ADDITION, AS RECORDED IN BOOK 37 OF PLATS, PAGES 99-100

THENCE NORTH 77° 43' 35" WEST A DISTANCE OF 124.85 FEET TO THE NORTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 70° 50' 17" WEST TO THE NORTHEAST CORNER OF LOT 11, BLOCK 1 OF THE PLAT OF NORTHWEST VISTAS 1ST ADDITION;

THENCE NORTH 73° 45' 50" WEST A DISTANCE OF 124.75 FEET TO THE NORTHWEST CORNER OF SAID LOT 11;

THENCE NORTH 22° 48' 58" EAST A DISTANCE OF 101.00 FEET;

THENCE NORTH 34° 40' 32" EAST A DISTANCE OF 107.66 FEET;

THENCE SOUTH 48° 58' 21" EAST A DISTANCE OF 124.11 FEET;

THENCE NORTHERLY ALONG A 359.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 26° 19' 56" (THE LONG CHORD OF WHICH DEARS NORTH 54° 11' 37" EAST A DISTANCE OF 163.56 FEET), AN ARC DISTANCE OF 164.99 FEET;

THENCE NORTH 00° 25' 43" EAST A DISTANCE OF 148.82 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "C", ALSO BEING THE NORTH LINE OF SECTION 30;

THENCE ALONG SAID NORTH LINE SOUTH 89° 33' 40" EAST A DISTANCE OF 476.00 FEET TO THE POINT OF BEGINNING;

SADI PARCEL CONTAINING APPROZIMATELY 194,212 SQUARE FEET, OR 4.46 ACRES, MORE OR LESS.