

09/19/2014 12:14:06 PM

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Recording Fee \$75.00 Page 1 of 4
Declaration STEWART, TITLE OF SPOKANE
Spokane County Washington



When Recorded, Return to:

Stacy A. Bjordahl
Parsons/Burnett/Bjordahl/Hume, LLP
505 W. Riverside, Suite 500
Spokane, WA 99201

STW0914-003
Title:

DECLARATION OF ANNEXATION TO TRICKLE
CREEK

GRANTOR/GRANTEE:

PCI Properties LLC

Tax Parcel Number(s):

34021.9032; 35354.9030; & 35354.9031

Abbreviated Legal Description:

Ptn. of SE ¼ of Sec. 35, Twn. 25, Rge 43 EWM &
Ptn. Gov't Lot 2 in NE ¼ of Sec. 2, Twn. 24, Rge 43
EWM

Additional Legal Description:

See Exhibit "A" attached hereto

Ref No:

5085417

COURTESY RECORDING ONLY
NO LIABILITY FOR VALIDITY
AND/OR ACCURACY ASSUMED
BY STEWART TITLE

Unofficial Document

DECLARATION OF ANNEXATION
TO TRICKLE CREEK

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Trickle Creek were recorded under Spokane County Auditor Number 5085417 on June 15, 2005, entitled "Declaration of Covenants, Conditions and Restrictions for Trickle Creek" ("Declaration");

WHEREAS, the Declaration governs a development known as Trickle Creek, which is located in Spokane County and is approved for a phased development of single family lots;

WHEREAS, Declarant caused to be platted the first phase of Trickle Creek and the second phase which is referred to as "Trickle Creek 1st Addition," which phase was annexed to Trickle Creek by a Declaration of Annexation to Trickle Creek filed with the Spokane County Auditor on March 17, 2006 under Spokane County Auditor No. 5355463 ("First Annexation");

WHEREAS, Article I, Section 1.14 of the Declaration provides for the annexation of additional property and phases of the development pursuant to the recordation of an appropriate Declaration of Annexation;

WHEREAS, PCI Properties, LLC as the successor-in-interest to Trickle Creek LLC, is the Declarant under the Declaration;

NOW THEREFORE, in conformance with Article I, Section 1.14 of the Declaration, the property legally described in Exhibit "A," to be known as "Trickle Creek 2nd Addition" is hereby annexed to Trickle Creek, and is subject to the Declaration and any amendments thereto, and the following property shown on the final plat map of Trickle Creek 2nd Addition shall be deemed Common Property as defined and described in the Declaration as follows:

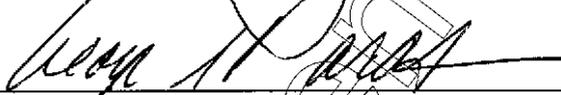
Common Property shall also include the following property which is located in Trickle Creek 2nd Addition:

- a) Private roads;
- b) Tract "D;"
- c) Tract "E;"

- d) Water system;
- e) Sewer system; and
- f) Drainage systems.

In witness whereof, the Delcarant has executed this Declaration of Annexation on this 19th day of September, 2014.

DECLARANT: PCI PROPERTIES, LLC


 By: George J. Paras
 Its: Manager

STATE OF WASHINGTON)
 County of Spokane) ss.

I certify that I know or have satisfactory evidence that GEORGE J. PARAS is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it, as the Manager of PCI PROPERTIES LLC to be the free and voluntary act of such entity for the uses and purposes mentioned in the instrument.

DATED: Sept. 19, 2014.


 NOTARY PUBLIC in and for the State
 of Washington, residing at Spokane
 My appointment expires: 07/25/2016



EXHIBIT "A"
Legal Description for Trickle Creek 2nd Addition

Parcel A

Government Lot 2 in Section 2, Township 24 North, Range 43 East, W.M., in Spokane County, Washington;
EXCEPT the platted portion known as Trickle Creek 1st Addition and Trickle Creek P.U.D.;
AND EXCEPT Road;
Situate in the County of Spokane, State of Washington.

Parcel B

The South half of the Southwest quarter of the Southeast quarter of Section 35, Township 25 North, Range 43 East, W.M., in Spokane County, Washington;
EXCEPT the South 3 rods of the East 78 rods;
AND EXCEPT the platted portion known as Trickle Creek 1st Addition and Trickle Creek P.U.D.;
Situate in the County of Spokane, State of Washington.

Parcel C

The South 3 rods of the East 78 rods of the Southwest quarter of the Southeast quarter of Section 35, Township 25 North, Range, 43 East, W.M., in Spokane County, Washington;
EXCEPT the platted portion known as Trickle Creek 1st Addition and Trickle Creek P.U.D.;
Situate in the County of Spokane, State of Washington.

Containing 10.93 acres MOL