



When Recorded Return To:
Wandermere Heights, LLC
W. 802 Rosewood, Suite B
Spokane, WA 99208

PN+ misc 8393

DECLARATION OF ANNEXATION
FOR
WANDERMERE HEIGHTS, LLC

This Declaration of Annexation ("Annexation"), is made on the date hereinafter set forth, by Wandermere Heights, LLC, a Washington Corporation, (Declarants"), with reference to the following facts:

Parcel # 36055.9065

A. Declarants are the majority owners of certain tracts of land located in Spokane County, Washington, which is more particularly described as All of the Plat of Wandermere Heights Phase 2, ("The Annexation Property").

B. Declarants intend by this document to impose upon the annexation property the mutually beneficial restrictions imposed by the DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR WANDERMERE HEIGHTS, recorded under Auditor's No. 5218711 on 5/19/05, and by this reference said document is incorporated herein.

Declarants hereby declare that the annexation property shall be held, conveyed, mortgaged, encumbered, leased, rented, used, occupied, sold and improved subject to the DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR WANDERMERE, all of which is for the purpose of enhancing and protecting the value and attractiveness of the annexation property. All of said limitations, covenants, conditions, restrictions, and easements shall constitute covenants which shall run with the land and shall be binding upon the declarant and its successors-in-interest and assigns, and all parties having or acquiring any right, title or interest in or to any part of the annexation property.

Addr Legal: N 1/2 SW 1/4 S5-T26N-R43
PN-



The undersigned, being the Declarant herein, has executed this Declaration on May 16, 2007

DECLARANTS

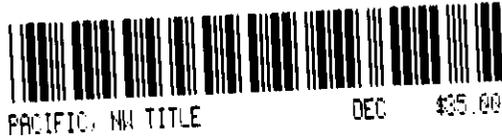
WANDERMERE HEIGHTS, LLC

By: Craig C. Condron
Craig C. Condron, Managing Member

WANDERMERE HEIGHTS, LLC

By: James D. Lister
James D. Lister, Managing Member

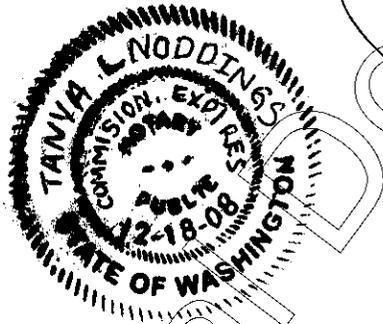
Unofficial Document



STATE OF WASHINGTON)
)
) :SS
County of Spokane)

On this day personally appeared before me CRAIG C. CONDRON and JAMES D. LISTER as Member/Managers for Wandermere Heights, LLC, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that each signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 16th day of May, 2007.



Tanya L. Noddings
NOTARY PUBLIC, State of Washington
Residing in Spokane County
My Commission expires: 12-18-08

Tanya L. Noddings
Printed Name

Unofficial Document



WANDERMERE HEIGHTS PHASE 2, being that portion of the North Half of the Southwest Quarter of Section 5, Township 26 North, Range 43 East, W.M. in the County of Spokane, State of Washington being more particularly described as follows:

Being a portion of the North Half of the Southwest Quarter of Section 5, Township 26 North, Range 43 East, W.M., Spokane County, Washington, being more particularly described as follows:

Commencing at the Southeast Corner of the Northwest Quarter of the Southwest Quarter of said Section 5; thence S87°26'16"W, along the southerly line of the North Half of the Southwest Quarter of said Section 5, 185.29 feet to the POINT OF BEGINNING; thence continuing S87°26'16"W, along the southerly line of the North Half of the Southwest Quarter of said Section 5, 172.70 feet; thence N37°15'13"E, 168.83 feet; thence N52°44'47"W, 120.00 feet; thence S37°15'13"W, 50.58 feet; thence N52°44'47"W, 36.00 feet; thence N44°56'04"W, 117.82 feet; thence N28°36'33"W, 92.01 feet; thence N20°01'44"W, 91.37 feet; thence N11°34'33"W, 75.71 feet; thence N09°34'00"W, 80.17 feet; thence N00°10'22"E, 89.06 feet; thence N04°27'01"E, 61.82 feet; thence N11°00'12"W, 58.99 feet; thence N13°28'49"W, 140.00 feet to the intersection with the Southwest Corner of Lot 15, Block 3, of Wandermere Heights, as recorded under Auditor's File Number 5262312, Spokane County, Washington; thence along the southerly boundary of said Wandermere Heights the following two (2) courses: (1) thence N76°31'11"E, 253.53 feet; (2) thence N66°42'09"E, 271.74 feet; thence S21°58'29"E, 190.97 feet; thence N73°47'43"E, 445.07 feet; thence N66°32'10"E, 233.86 feet; thence N75°41'53"E, 50.17 feet to the intersection with the westerly right of way line of State Route 395 as shown on right of way plans dated October 20, 2000 on file with the Washington Department of Transportation, said point being a Point on Curve of a 2850.00 feet radius curve, concave to the west, the center of said curve bearing S75°41'53"W; thence along the arc of said curve, southerly, 583.77 feet, through a central angle of 11°44'10" to the intersection with the northerly line of Wandermere Business Park Binding Site Plan No. 101-05; thence along the northerly and westerly line of said Binding Site Plan No. 101-05 the following seven (7) courses; (1) thence N84°39'37"W, 485.00 feet; (2) thence S89°41'59"W, 166.12 feet; (3) thence S13°41'47"W, 130.00 feet; (4) thence S71°03'43"W, 169.71 feet; (5) thence S18°56'17"E, 97.69 feet; (6) thence S20°03'18"W, 257.77 feet; (7) thence S02°33'44"E, 100.00 feet to the southerly line of the North half of the Southwest Quarter of said Section 5 and the POINT OF BEGINNING.

Containing 17.388 Acres, more or less.

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