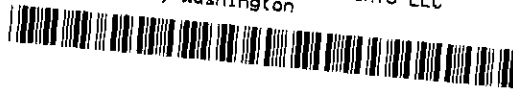


When recorded return to:
Wandermere Heights, LLC
802 W. rosewood, Suite B
Spokane, WA 99208



Document Title: Declaration of Annexation
Grantor: Wandermere Heights, LLC.
Grantee: Government, Spokane County
Abbr Legal Description: Wandermere Heights, Phase 3, Bk 35 of Plats, Pgs 1 & 2 &, A portion of NW1/4, Sec 5, T26N, R43, EWM, Spokane County, WA
Additional Legal Descriptions: Phase 3, see Page 3; Phase 4, see Page 4.
APNS: 36055.9077; 36052.2401 – 36066.1101

DECLARATION OF ANNEXATION FOR
WANDERMERE HEIGHTS, a PUD

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

- A. Declarant is the majority owner of certain tracts of land located in Spokane County, Washington, which is more particularly described as All of the Plat of Wandermere Heights, Phase 3 and Phase 4, ("The Annexation Property").
- B. Declarant intends by this document to impose upon the annexation property the mutually beneficial restrictions imposed by the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WANDERMERE HEIGHTS, recorded under Auditor's No. 5218819 on 5/19/05, and the PUD DECLARATION OF COVENANT, recorded under Auditor's No. 5216129 on 5/13/05 and by these references said documents are incorporated herein.

Declarant hereby declares that the annexation property shall be held, conveyed, mortgaged, encumbered, leased, rented, used, occupied, sold, improved and common areas maintained subject to the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WANDERMERE HEIGHTS, and the PUD DECLARATION OF COVENANT, all of which are 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

R. E. Excise Tax Exempt
Date 5.27 20 15
Spokane County Treas.
By SUT

assigns, and all parties having or acquiring any right, title or interest in or to any part of the annexation property.

Dated this 12th day of May, 2015.

DECLARANT

WANDERMERE HIGHTHTS, LLC

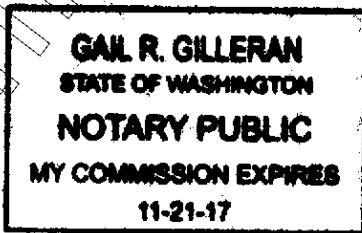
By: Craig C. Condron
Craig C. Condron, Managing Member

STATE OF WASHINGTON)
) ss.
COUNTY OF SPOKANE)

I certify that I know or have satisfactory evidence that Craig C. Condron is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5/12/15

Gail R. Gilleran
Notary name printed or typed: Gail R. Gilleran
Notary Public in and for the State of WA
Residing at Spokane
My appointment expires: 11/21/2017



Unofficial Document

**DESCRIPTION OF
WANDERMERE HEIGHTS PHASE 3**

Final Plat of Wandermere Heights Phase 3, recorded in Book 35 of Plats, Pages 1 and 2, Records of Spokane County, State of Washington.

Unofficial Document

**DESCRIPTION OF
WANDERMERE HEIGHTS PHASE 4**

A parcel of land being a portion of Section 5, Township 26 North, Range 43 East, W.M., County of Spokane, State of Washington, more particularly described as follows:

BEGINNING AT the Northwest corner of Lot 1, Block 2 of the Final Plat of WANDERMERE HEIGHTS, recorded in Book 31 of Plats, Page 61;

Thence South $62^{\circ}34'02''$ East along the North line of said Lot 1, a distance of 130.00 feet to a point on the West line of Mayfair Lane, a private road;

Thence along said private road, along a non-tangent curve to the right having a radius of 178.00 feet, through a central angle of $33^{\circ}58'54''$ (the long chord of which bears North $44^{\circ}25'25''$ East a distance of 104.03 feet) with a radial line in of South $62^{\circ}34'02''$ East and a radial line out of North $28^{\circ}35'08''$ West for an arc length of 105.57 feet;

Thence North $61^{\circ}24'47''$ East a distance of 17.86 feet;

Thence North $28^{\circ}35'13''$ West a distance of 112.96 feet to a point on the East line of Tract B of said Final Plat;

Thence South $60^{\circ}10'11''$ West along the East line of said Tract B, a distance of 90.60 feet;

Thence continuing along said East line South $42^{\circ}44'48''$ West a distance of 104.95 feet to the **TRUE POINT OF BEGINNING**.

CONTAINING: approximately 18,772 square feet or 0.43 acres of land, more or less.

Unofficial Document