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05/18/2007 11:39A
Spokane Co, WA

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

PNt 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 # 36055.9077
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 3, ("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.

ABBR legal: Ptn W12 S5-T24N-R43E



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 Copy



PACIFIC NW TITLE

DEC

#35.00

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Spokane Co, WA

Legal Description
Of
WANDERMERE HEIGHTS, PHASE 3

That portion of the West Half of Section 5, Township 26 North, Range 43 East, W.M. in the County of Spokane, State of Washington more particularly described as follows: Beginning at the West Quarter corner of said Section 5; thence $N00^{\circ}54'45''W$ along the west line of the Northwest Quarter of said section, a distance of 183.77 feet to its intersection with the southerly boundary of WANDERMERE HEIGHTS according to the plat thereof recorded under Auditor's File No. 5262312; thence easterly and southerly along said southerly boundary the following eighteen courses: 1) $N41^{\circ}18'07''E$ a distance of 121.59 feet; 2) thence $S59^{\circ}49'25''E$ a distance of 140.00 feet; 3) thence $S45^{\circ}21'54''E$ a distance of 36.00 feet; 4) thence $N44^{\circ}38'06''E$ a distance of 55.10 feet to the beginning of a curve concave to the northwest and having a radius of 138.00 feet; 5) thence northeasterly along said curve through a central angle of $10^{\circ}46'05''$ an arc distance of 25.94 feet; 6) thence $S72^{\circ}02'04''E$ a distance of 125.00 feet; 7) thence $S21^{\circ}52'33''W$ a distance of 14.81 feet; 8) thence $S44^{\circ}38'06''W$ a distance of 100.72 feet; 9) thence $S43^{\circ}37'52''W$ a distance of 62.90 feet; 10) thence $S15^{\circ}44'57''W$ a distance of 42.47 feet; 11) thence $S17^{\circ}47'41''E$ a distance of 56.49 feet; 12) thence $S21^{\circ}21'22''E$ a distance of 146.00 feet; 13) thence $S78^{\circ}00'12''E$ a distance of 114.41 feet; 14) thence $N85^{\circ}13'36''E$ a distance of 131.66 feet; 15) thence $N72^{\circ}30'51''E$ a distance of 79.07 feet; 16) thence $S39^{\circ}25'26''E$ a distance of 67.19 feet; 17) thence $S25^{\circ}09'50''E$ a distance of 48.25 feet; 18) thence $S13^{\circ}35'49''E$ a distance of 70.00 feet to the Southwest corner of Lot 15, Block 3 of said plat of Wandermere Heights, being also the Northwest corner of Lot 1, Block 1 of WANDERMERE HEIGHTS, Phase 2 according to the plat thereof recorded in Book 33 of Plats, Pages 81 and 82; thence southerly along the westerly boundary of said plat the following seven courses: 1) $S13^{\circ}28'49''E$ a distance of 140.00 feet; 2) thence $S11^{\circ}00'12''E$ a distance of 58.99 feet; 3) thence $S04^{\circ}27'01''W$ a distance of 61.82 feet; 4) thence $S00^{\circ}10'22''W$ a distance of 89.06 feet; 5) thence $S09^{\circ}34'00''E$ a distance of 80.17 feet; 6) thence $S11^{\circ}34'33''E$ a distance of 75.71 feet; 7) thence $S20^{\circ}01'44''E$ a distance of 91.37 feet; thence leaving said westerly boundary, $S69^{\circ}11'42''W$ a distance of 270.06 feet; thence $S87^{\circ}26'13''W$ a distance of 384.50 feet; thence $N02^{\circ}20'22''W$ a distance of 14.91 feet; thence $S87^{\circ}39'38''W$ a distance of 120.00 feet to its intersection with the west line of the Southwest Quarter of said Section 5; thence $N02^{\circ}20'22''W$ along said west line, a distance of 1003.36 feet to the point of beginning.

Containing 16.87 acres more or less