DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS, that RESIDENT DEVELOPMENTS, a Washington General Partnership (hereinafter referred to as "Resident"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby convey, sell, transfer and assign to the County of Spokane, a public body corporate and politic, the following described property:

That portion of the north half of the northeast quarter of Section 34, Township 27 N., Range 14 W., in the vicinity of the town of Liberty Lake, County of Spokane, State of Washington, containing 320.00 acres, more or less, described as follows:

Beginning at a point in the centerline of the southerly 100.00 feet of the highway shown on the map of the town of Liberty Lake, and thence north on said centerline 1,500.00 feet to a point on the natural north boundary of the north half of the northeast quarter of Section 34, Township 27 N., Range 14 W.; thence east on said natural boundary 1,500.00 feet to the southerly 100.00 feet of the highway shown on the map of the town of Liberty Lake; thence south on said highway 96.00 feet to the point of beginning, containing 320.00 acres, more or less.

AND EXCEPT THE Northern 40.00 feet and the Western 50.00 feet for road purposes.

Situated in the County of Spokane, State of Washington.

And the said parcel of land is located in the public streets and roads shown on the plan of the town of Liberty Lake, County of Spokane, State of Washington, as the same may be further shown on the plans of the streets and highways in the map of the town of Liberty Lake, County of Spokane, State of Washington.

The said parcel of land is bounded on the north by a line of the natural boundary of the town of Liberty Lake; on the east by a line of the natural boundary of the town of Liberty Lake; on the south by a line of the highway shown on the map of the town of Liberty Lake; and on the west by a line of the highway shown on the map of the town of Liberty Lake.

The said parcel of land is further agreed that at such time as an RD is created or any road improvements Project is approved by Spokane County, the improvements required (such as, but not limited to, drainage control and stormwater management) shall be the sole responsibility of the undersigned(s) and is hereby conveyed and transferred to the County subject to the conditions and restrictions set forth in this instrument.

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