

9307060027

DECLARATION OF ANNEXATION  
FOR  
WINFIELD PARK  
A RESIDENTIAL DEVELOPMENT

70293.4

RECEIVED  
FILED OR RECORDED  
IN REGISTER'S TITLE  
REQUEST

JUL 6 8 38 AM '93

WILSON  
AUDITOR  
SPOKANE, COUNTY, WASH.

VOL. 1452 PAGE 1843

This Declaration of Annexation ("Annexation"), is made on the date hereinafter set forth, by RIDGECREST DEVELOPMENTS, a Washington general partnership, ("Declarant"), with reference to the following facts:

- A. Declarant is the owner of a certain tract of land located in Spokane County, Washington, which property is more particularly described as Exhibit "A" attached hereto and incorporated herein by this reference (the Annexation Property).
- B. Declarant intends to incorporate the annexation property into a common plan of development for WINFIELD PARK, a residential development and Declarant intends to improve the annexation property by constructing certain residential improvements and related facilities.
- C. Declarant intends by this document to impose upon the annexation property the mutually beneficial restrictions imposed by the Declaration of Covenants, Conditions, Restrictions and Reservations of Easement for WINFIELD PARK, a residential development, recorded under Auditor's No. 9205210286 on May 21, 1992 and by this reference said document is incorporated herein.

Declarant hereby declares that the annexation property shall be held, conveyed, mortgaged, encumbered, leased, rented, used, occupied, sold and improved subject to the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for WINFIELD PARK, a residential development incorporated herein, 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 perpetually binding upon declarant and its successors-in-interim and assigns and all parties having or acquiring any right, title or interest in or to any part of the annexation property.

The undersigned, being the Declarant herein, has executed this Declaration of June 29, 1993.

DECLARANT:

RIDGECREST DEVELOPMENTS  
General Partnership

By Robert L. Heitman  
Robert L. Heitman, Partner

By Michael D. Hume  
Michael D. Hume, Partner

June 11, 1993

LEGAL DESCRIPTION

Deed Release Parcel

THAT portion of the North Half of the Northwest Quarter of Section 35, T.27 N., R.43 E., W.M., described as follows:

Beginning at the southeast corner of Lot 1, Block 1 of WINFIELD PARK, PHASE I, per final plat thereof recorded in Volume 20 of Plats, pages 57 and 58, being a point on the east line of said Northwest Quarter; thence S.00°51'19"W. along said east line a distance of 612.73 feet to the southeast corner of said North Half of the Northwest Quarter; thence N.89°50'42"W. along the south line of said North Half of the Northwest Quarter a distance of 1397.10 feet; thence N.00°54'35"E. a distance of 420.04 feet; thence N.24°18'00"E. a distance of 201.24 feet to the southwest corner of Tract "C" of said WINFIELD PARK, PHASE I; thence easterly along the southerly boundary of said WINFIELD PARK, PHASE I the following nine (9) courses:

- (1.) S.89°44'13"E. a distance of 400.00 feet;
- (2.) N.44°03'19"E. a distance of 211.66 feet;
- (3.) S.45°56'41"E. a distance of 160.00 feet;
- (4.) N.44°03'19"E. a distance of 51.83 feet;
- (5.) S.45°56'41"E. a distance of 50.00 feet;
- (6.) S.61°42'57"E. a distance of 133.06 feet;
- (7.) S.89°08'41"E. a distance of 190.00 feet;
- (8.) N.00°51'19"E. a distance of 30.61 feet;
- (9.) S.89°50'42"E. a distance of 275.02 feet to the Point of Beginning;

Containing 19.794 Acres, more or less.

Situate in the county of Spokane, State of Washington.