

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 5, A PTN of the NW ¼ and SW ¼ of Sec.
5, T26N, R43, EWM, Spokane County, WA
Full Legal Description: See Page 3.
APN: A Portion of 36055.9081

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 5, ("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

and 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 July, 2016.

DECLARANT

WANDERMERE HIGHTHTS, LLC

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

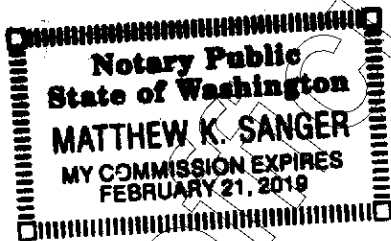
STATE OF WASHINGTON)
) ss.
COUNTY OF SPOKANE)

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: 7/12/2016

Matthew K. Sanger

Notary name typed: Matthew K. Sanger
Notary Public in and for the State of Washington
Residing at Spokane
My appointment expires: 2/21/2019



Unofficial Document

**DESCRIPTION OF
WANDERMERE HEIGHTS PHASE 5**

A parcel of land being a portion of the West Half of Section 5, Township 26 North, Range 43 East, W.M., County of Spokane, State of Washington, lying West of the West Right of Way line of State Route 395, and East of the Final Plat of WANDERMERE HEIGHTS, recorded in Book 31 of Plats, pages 61 and 62, and lying East and North of the Final Plat of WANDERMERE HEIGHTS PHASE 2, recorded in Book 33 of Plats, Pages 46 and 47, and South of the following described line:

COMMENCING AT the intersection of the South Right of Way line of Mill Road and the West Right of Way line of State Route 395, said point being a found 5/8" rebar with yellow plastic cap, marked "LS 13775";

Thence South 25°20'55" East along the West Right of Way of State Route 395, a distance of 452.63 feet;

Thence South 15°53'11" East continuing along said Right of Way a distance of 199.78 feet to the **TRUE POINT OF BEGINNING**;

Thence South 87°25'40" West a distance of 303.83 feet;

Thence South 72°14'31" West a distance of 325.35 feet;

Thence South 45°04'56" West a distance of 146.30 feet;

Thence South 37°36'59" West a distance of 145.00 feet;

Thence South 48°57'46" West a distance of 248.00 feet to the most Northerly corner of Lot 2, Block 4 of the Final Plat of WANDERMERE HEIGHTS and to the **TERMINUS** of said line

CONTAINING: approximately 975,477 square feet or 22.39 acres of land, more or less.