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09/15/2004 09:05A  
Spokane Co, WA

When recorded return to:

Rivercrossing, LLC  
1421 N. Meadowwood Ln. Ste. 200  
Liberty Lake, WA. 99019

DECLARATION OF ANNEXATION

FOR

**COURTESY RECORDING**

RIVER CROSSING FIRST ADDITION

SPOKANE COUNTY, WASHINGTON

Tax Parcel Number: Ptn of 55084.9074 (Segregation Pending)

Declarant: Rivercrossing, LLC

*PTN. SE4 8-25-45.*

*Full legal pg. 2*

DATED: July 1, 2004



DECLARATION OF ANNEXATION  
FOR  
RIVER CROSSING FIRST ADDITION

This Declaration of Annexation ("Annexation"), is made on the date hereinafter set forth, by RIVERCROSSING, LLC, a Washington Limited Liability Company; ("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 RIVER CROSSING, a Planned Unit Development.
- B. The Plat was recorded on July 20<sup>th</sup> 2004 and the legal description is Lots 1 through 6 in Block 1; Lots 1-11 in Block 2; Lots 1-11 in Block 3; Lots 1 and 2 in Block 4; Lots 1 through 27 in Block 5; Lots 1 and 2 in Block 6 and Lot 1 in Block 7 of RIVER CROSSING 1st ADDITION, AS PER PLAT RECORDED IN VOLUME 29 OF PLATS, PAGES 90 AND 91, SITUATE IN SPOKANE COUNTY, STATE OF WASHINGTON.
- C. Declarant intends to incorporate the annexation property into a common plan of development for "River Crossing Owners' Association" and RIVERCROSSING, LLC intends to improve the annexation property by constructing certain residential improvements and related facilities.
- D. Declarant intends by this document to impose upon the annexation property the mutually beneficial restrictions imposed by the Declaration of Protective Covenants for River Crossing, as recorded under Auditor's Document No. 4920237, 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 River Crossing P.U.D., 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 their 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.

The undersigned, being the Declarant herein, has executed this Declaration.

DECLARANT:

RIVERCROSSING, LLC, a Washington Limited Liability Company

BY:   
James M. Frank, Manager



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STATE OF WASHINGTON )  
 ) ss  
COUNTY OF SPOKANE )

On this 7<sup>th</sup> day of September, 2004, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared JAMES M. FRANK, to me known to be the Manager of RIVERCROSSING, LLC, the Washington Limited Liability Company that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said Limited Liability Company for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument and that the seal affixed (if any) is the Limited Liability Company seal of said Limited Liability Company given under my hand and official seal the day and year first above written.



Charity A. Smith  
NOTARY PUBLIC, in and for the State of  
Washington residing at Post Falls,  
My commission expires: May 9, 2008