

02/03/2015 02:24:20 PM

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Recording Fee \$74.00 Page 1 of 3  
Declaration RIVER CROSSING OWNERS ASSOCIATION  
Spokane County Washington



When recorded return to:

River Crossing Owners Association  
1421 N Meadowwood Lane, Suite 200  
Liberty Lake, WA 99019

Document: Declaration of Annexation

Reference: River Crossing North Addition

Grantor: River Crossing, LLC

Grantee: River Crossing Owners Association

Abbreviated Legal Description: A portion of the North Half of the Southeast Quarter of Section 8, Township 25 North, Range 45 East, W.M., in the City of Liberty Lake, Spokane County, Washington.

Tax Parcel Numbers:

55084.4401 THRU 55084.4406

55084.4501 THRU 55084.4508

55084.4601 THRU 55084.4615

55084.4701 THRU 55084.4714

55084.4901 THRU 55084.4904

DECLARATION OF ANNEXATION  
FOR  
RIVER CROSSING NORTH ADDITION

This Declaration of Annexation ("Annexation"), is made on the date hereinafter set forth, by RIVER CROSSING, 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 NORTH ADDITION.
- B. The Plat was recorded on December 4, 2014 and the legal description is Lots 1 Thru 6 Block 1, Lots 1 Thru 8 Block 2, Lots 1 Thru 15 Block 3, Lots 1 Thru 14 Block 4 and Tract A, B, C and D of River Crossing North Addition as per plat recorded in Book 37 of Plats, Pages 79 and 80, Recording Number 6352975, in the City of Liberty Lake, Spokane County, Washington.
- C. Declarant intends to incorporate the annexation property into a common plan of development for "River Crossing Owners Association" and River Crossing, 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 Owners Association, 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.

DATED this 20<sup>th</sup> day of January 2015.

DECLARANT, River Crossing, LLC,  
A Washington Limited Liability Company

By   
Joseph Frank, Manager

STATE OF WASHINGTON )  
 )ss.  
County of Spokane )

On this 28<sup>th</sup> day of January, 2014<sup>2015</sup>, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared JOSEPH FRANK, known or identified to me to be the manager of River Crossing, LLC, the Washington Limited Liability Company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said company for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.



NOTARY PUBLIC in and for the State of  
Washington, residing at Hayden, Idaho  
My commission expires: December 6, 2015

