

06/15/2020 03:36:48 PM

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Recording Fee \$107.50 Page 1 of 5
Declaration WFG, NATIONAL TITLE INSURANCE COMPANY
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 East Addition
Grantor: River Crossing, LLC
Katherine Smasne, Owner
Rex Sport, Owner
Randall Weiss, Owner
Isaac Trueblood, Owner

COURTESY RECORDING

WFG

Grantee: River Crossing Owners Association
Abbreviated Legal Description: A Portion of the Southeast Quarter of Section 8 and a Portion of the Southwest Quarter of Section 9, all in Township 25 North, Range 45 East, W.M., City of Liberty Lake, Spokane County, Washington.

Tax Parcel Numbers:

55093-0304 THRU 55093.0308
55093-0401, 55093.0402, 55093.0501, 55093.0502, 55093.1101, 55093.1102
55093.0601 THRU 55093.0609
55093.0701 THRU 55093.0709
55093.0801 THRU 55093.0812

DECLARATION OF ANNEXATION
FOR
RIVER CROSSING EAST ADDITION

This Declaration of Annexation ("Annexation"), is made on the date hereinafter set forth, by RIVER CROSSING, LLC a Washington Limited Liability Company, ("Declarant"), Katherine Smasne, Rex Sport, Randall Weiss, and Isaac Trueblood with reference to the following facts:

- A. Declarant, Katherine Smasne, Rex Sport, Randall Weiss, and Isaac Trueblood are the owners of a certain tract of land located in Spokane County, Washington, which property is more particularly described as RIVER CROSSING EAST ADDITION.
- B. The Plat was recorded on August 14, 2019 and the legal description is Lots 4 Thru 8 Block 1, Lots 1 Thru 2 Block 2, Lots 1 Thru 2 Block 3, Lots 1 Thru 9 Block 4, Lots 1 Thru 9 Block 5, Lots 1 Thru 12 Block 6 and Tract A and B of River Crossing East Addition as per plat recorded in Book 41 of Plats, Pages 26 and 27, Recording Number 6831772, in the City of Liberty Lake, Spokane County, Washington.
- C. Declarant, Katherine Smasne, Rex Sport, Randall Weiss, and Isaac Trueblood 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, Katherine Smasne, Rex Sport, Randall Weiss, and Isaac Trueblood 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, Katherine Smasne, Rex Sport, Randall Weiss, and Isaac Trueblood 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, Katherine Smasne, Rex Sport, Randall Weiss, and Isaac Trueblood herein, has executed this Declaration.

DATED this 10th day of June 2020.

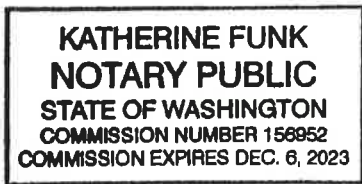
DECLARANT, River Crossing, LLC,
A Washington Limited Liability Company

By [Signature]
Joseph Frank, Manager

STATE OF WASHINGTON)
)ss.
County of Spokane)

On this 10th day of June, 2020, 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.



[Signature]
NOTARY PUBLIC in and for the State of
Washington, residing at Hayden, Idaho
My commission expires: December 6, 2023

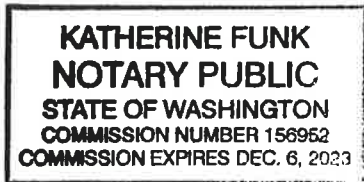
Katherine Smasne, Owner,
1742 N Harvest Pkwy, Tax Parcel 55093.0807

By [Signature]

STATE OF WASHINGTON)
)ss.
County of Spokane)

On this 20th day of June, 2020, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared KATHERINE SMASNE, known or identified to me to be the Owner of 1742 N Harvest Pkwy that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said Owner for the uses and purposes therein mentioned, and on oath stated that she is authorized to execute the said instrument.

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



[Signature]
NOTARY PUBLIC in and for the State of
Washington, residing at Hayden, Idaho
My commission expires: December 6, 2023

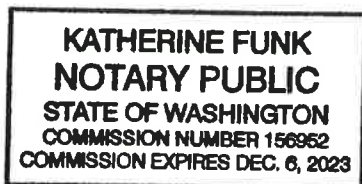
Rex Sport, Owner,
1734 N Harvest Pkwy, Tax Parcel 55093.0808

By *Rex Sport*

STATE OF WASHINGTON)
)ss.
County of Spokane)

On this 12th day of June, 2020, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared REX SPORT, known or identified to me to be the Owner of 1734 N Harvest Pkwy that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said Owner 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.



Katherine Funk
NOTARY PUBLIC in and for the State of
Washington, residing at Hyden, ID
My commission expires: December 6, 2023

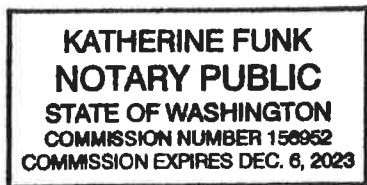
Randall Weiss, Owner,
1724 N Hood River Rd, Tax Parcel 55093.0608

By *Randall Weiss*

STATE OF WASHINGTON)
)ss.
County of Spokane)

On this 12 day of June, 2020, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared RANDALL WEISS, known or identified to me to be the Owner of 1724 N Hood river Rd that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said Owner 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.



Katherine Funk
NOTARY PUBLIC in and for the State of
Washington, residing at Hyden, ID
My commission expires: December 6, 2023

Isaac Trueblood, Owner,
1704 N Hood River Rd, Tax Parcel 55093.0609

By 

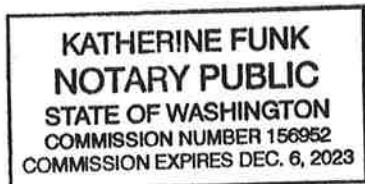
STATE OF WASHINGTON)

)ss.

County of Spokane)

On this 11th day of June, 2020, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared ISAAC TRUEBLOOD, known or identified to me to be the Owner of 1704 N Hood River Rd that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said Owner 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, 2023