

01/18/2019 09:41:07 AM

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Recording Fee \$101.00 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 South Addition

Grantor: River Crossing, LLC

Grantee: River Crossing Owners Association

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

Tax Parcel Numbers:

55084-6001 THRU 55084-6014

55084-5901 THRU 55084-5927

55084-6101 THRU 55084-6103

R. E. Excise Tax Exempt

Date 1/18 2019

Spokane County Treas.

By 

DECLARATION OF ANNEXATION
FOR
RIVER CROSSING SOUTH 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 SOUTH ADDITION.
- B. The Plat was recorded on August 2, 2018 and the legal description is Lots 1 Thru 22 Block 1, Lots 1 Thru 14 Block 2, and Tract A, B and C of River Crossing South Addition as per plat recorded in Book 40 of Plats, Pages 45 and 46, Recording Number 6730827, 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 16th day of January 2019.

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

By 
Joseph Frank, Manager

STATE OF WASHINGTON)
)ss.
County of Spokane)

On this 16th day of January, 2019, 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.



Katherine Flink
NOTARY PUBLIC in and for the State of
Washington, residing at Hayden, ID
My commission expires: December 6, 2019