

When recorded return to:

Kendall Yards Homeowners Association  
1421 N Meadowwood Lane, Suite 200  
Liberty Lake, WA 99019

06/20/2012 03:45:48 PM  
Recording Fee \$64.00 Page 1 of 3  
Declaration KENDALL YARDS HOA  
Spokane County Washington

6102466



Document: Declaration of Annexation  
Reference: Kendall Yards 2<sup>nd</sup> Addition  
Grantor: North Gorge Residential Partners, LLC  
Grantee: Kendall Yards Homeowner Association  
Abbreviated Legal Description: A portion of the Southeast Quarter of Section 13, Township 25 North, Range 42 East, W.M. in the City of Spokane, Spokane County, Washington.  
Tax Parcel Numbers (Pending Segregation): 25134.1901, 25134.1902, 25134.2002, 25134.2003

R. E. Excise Tax Exempt  
Date: 6/20 2012  
Spokane County Treas.  
By: CLR

DECLARATION OF ANNEXATION  
FOR  
KENDALL YARDS 2<sup>ND</sup> ADDITION

This Declaration of Annexation ("Annexation"), is made on the date hereinafter set forth, by NORTH GORGE RESIDENTIAL PARTNERS, 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 KENDALL YARDS 2<sup>ND</sup> ADDITION.
- B. The Plat was recorded on June 13, 2012 and the legal description is Lots 1 Thru 10 and 16 Thru 36 Block 1 and Tract A of Kendall Yards 2<sup>nd</sup> Addition as per plat recorded in Book 29 of Plats, Pages 57 and 58, Recording Number 6100368, in the City of Spokane, Spokane County, Washington.
- C. Declarant intends to incorporate the annexation property into a common plan of development for "The Kendall Yards Homeowners Association" and North Gorge Residential Partners, 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 Kendall Yards Homeowners Association, as recorded under Auditor's Document No. 5927019, 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 Kendall Yards 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 19<sup>th</sup> day of June 2012.

DECLARANT, North Gorge Residential Partners, LLC,  
A Washington Limited Liability Company

By   
James M. Frank, Manager

Its \_\_\_\_\_

STATE OF WASHINGTON )  
 )ss.  
County of Spokane )

On this 19th day of June, 2012, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared JAMES M. FRANK, known or identified to me to be the manager of North Gorge Residential Partners, 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.

Kitsy B Blair  
NOTARY PUBLIC in and for the State of  
Washington, residing at Liberty Lake  
My commission expires: 5/12/16

