



Return to:
Team Development, LLC
PO Box 1642
Brush Prairie, Washington 98606

DECLARATION OF ANNEXATION

0007150
* * * * *
THIS DECLARATION OF ANNEXATION is executed this 30th day of September,
2019, by Team Development LLC ("Declarant") of PO Box 1642 Brush Prairie, Washington, 98606.

WITNESSETH:

WHEREAS, Declarant caused that Declaration of Covenants, Conditions and Restrictions of Southside Estates to be executed on August 4, 2017 and filed with the Flathead County Clerk and Recorder on August 28, 2017 as Document No. 201700021018; and

WHEREAS, pursuant to Section 1.12 and Section 6.4 of said Declaration, Declarant reserved the right to annex additional real property to become part of the Southside Estates Homeowners Association and subject to the Declaration of Covenants, Conditions and Restrictions of Southside Estates, all as more fully set forth in said Declaration; and

WHEREAS, Declarant owns the following real property which it intends to annex into Southside Estates Homeowners Association and subject to the Declaration of Covenants, Conditions and Restrictions of Southside Estates recorded with the Flathead County Clerk and Recorder as Document No. 201700021018:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 28 NORTH, RANGE 21 WEST, PRINCIPAL MERIDIAN, MONTANA, FLATHEAD COUNTY, MONTANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE ON AND ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER S89°03'52"W, A DISTANCE OF 30.00 FEET TO THE WESTERLY RIGHT-OF-WAY OF AIRPORT ROAD, A 60-FOOT DEEDED ROAD AND BEING THE TRUE POINT OF BEGINNING:

THENCE S00°01'22"E ON AND ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 326.36 FEET; THENCE S89°29'04"W AND LEAVING SAID RIGHT-OF-WAY, A DISTANCE OF 573.49 FEET; THENCE S89°29'17"W, A DISTANCE OF 197.18 FEET; THENCE S89°34'45"W, A DISTANCE OF 533.57 FEET TO

WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19; THENCE N00°09'25"W, A DISTANCE OF 315.90 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, THENCE ON AND ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER N89°03'52"E, A DISTANCE OF 1305.10 FEET TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 9.625 ACRES, SUBJECT TO AND TOGETHER WITH ALL APPURtenant EASEMENTS AND ENCUMBRANCES APPARENT AND OF RECORD.

THE ABOVE-DESCRIBED TRACT OF LAND IS TO BE KNOWN AND DESIGNATED AS SOUTHSIDE ESTATES, PHASE 2 AND THE LAND INCLUDED IN ALL STREETS AS SHOW ON SAID PLAT ARE HEREBY GRANTED AND DONATED TO THE USE OF THE PUBLIC FOREVER;

A copy of the Plat of Southside Estates Phase 2 is attached hereto as Exhibit A; and

WHEREAS, the purpose of this Declaration of Annexation is to annex the above-described real property owned by Declarant into Southside Estates Homeowners Association and subject said property to said Declaration.

NOW, THEREFORE, in consideration of the foregoing recitals, all of which are incorporated herein as if fully set forth hereat, Declarant hereby annexes the following real property owned by it into Southside Estates Homeowners Association and subject said real property to the Declaration of Covenants, Conditions and Restrictions of Southside Estates recorded with the Flathead County Clerk and Recorder on August 28, 2017 as Document No. 201700021018:



IN WITNESS WHEREOF Declarant has executed this Declaration of Annexation the day and year first above written.

TEAM DEVELOPMENT LLC

By:

Brian Wells, Managing Member

STATE OF WASHINGTON)
: ss
County of Clark)

This instrument was acknowledged before me on this 30th day of September, 2019 by Brian Wells, Managing Member of Team Development LLC.



Notary Public for the State of Washington
David W. Ridenour

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