

Filed for Record at Request of and
copy returned to:

Larry Larson
Larson Fowles, PLLC
821 E. Broadway Avenue, Suite 8
Moses Lake, WA 98837

1213620 04/27/2007 08:40 AM COV
Page 1 of 13 R 44.00 Grant Co, WA
LARSON FOWLES



DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND CHARGES

DECLARANT:

SANDCASTLE ESTATES, LLC, a Washington limited liability
company

DANCO HOMES, INC., a Washington corporation,

LEGAL DESCRIPTION:

Abbreviated legal descriptions:

Exhibit A: Lots 15, 16, 17, 18, 19, 20, 28, 34, 35, 37, 38, 39, 47, 48, 49 and 50, Sandcastle Estates 4,
Phase 2 . . .

Exhibit B: That portion of Section 3, T 18 N, R 28 EWM, Grant County, Washington, described as
follows . . .

Exhibit C: That portion of SE ¼ of NW ¼ and NE ¼ of SW 1/4, all of Section 3, T 18 N, R 28
EWM, Grant County Washington, being a portion of . . .

Complete legal descriptions attached hereto as Exhibits A, B, and C.

Assessor's Property Tax Parcel

Account Number(s):

12-0950-750, 12-0950-751, 12-0950-752, 12-0950-753, 12-0950-754,
12-0950-755, 12-0950-757, 12-0950-760, 12-0950-761, 12-0950-763,
12-0950-764, 12-0950-765, 12-0950-773, 12-0950-774, 12-0950-775,
12-0950-776, and 17-0070-002

DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND CHARGES

This Declaration of Covenants, Conditions, Restrictions and Charges is made on the date hereinafter set forth by and executed by SANDCASTLE ESTATES, LLC, a Washington limited liability company, and DANCO HOMES, INC., a Washington corporation (collectively hereinafter referred to as "Declarant").

WITNESSETH:

WHEREAS, the purpose of these covenants is to protect the use of the real property described in Exhibits "A, B and C" attached hereto and incorporated herein by reference, hereinafter referred to as the "Property," primarily for attractive residential uses, and for the purpose of providing for the owners a property that will provide a private, peaceful, safe place to live free from objectionable uses or the maintenance of a nuisance thereon, while also protecting property values,

WHEREAS, Declarant desires to subject said property to the following conditions, protections, restrictions, reservations, and changes for the benefit of said property and its present and subsequent owners,

WHEREAS, the power to enforce certain of said conditions, protections, covenants, restrictions, reservations, and charges shall be by Danco Homes, Inc., a Washington corporation, and

WHEREAS, Declarant intends by this document to impose upon the property mutually beneficial restrictions for the benefit of all of the Lots and the Owners thereof.

NOW, THEREFORE, Declarant hereby declares that the property shall be held, conveyed, mortgaged, encumbered, leased, rented, used, occupied, sold, and improved, subject to the following declarations, limitations, covenants, conditions, restrictions, and easements, all of which are for the purpose of enhancing and protecting the value and attractiveness of the property, and every part thereof, in accordance with the plan for the improvements of the property and the division thereof into a residential subdivision. All of the limitations, covenants, conditions, restrictions, and easements shall constitute covenants which shall run with the land and shall be perpetually binding upon Declarant and its successors-in-interest and assigns, and all parties having or acquiring any rights, title, or interest in or to any part of the property.

ARTICLE I Definition of Terms.

Wherever used in this Declaration, the following terms shall have the following meanings:

- 1.1 "Dwelling House" and "outbuilding" shall include both the main portion of such structures and all projections therefrom, such as bay, bow or oriel windows, exterior chimneys, covered porches or porticoes, greenhouses, solariums, and the like, including



in the case of dwelling houses, garages incorporated in and forming a part thereof; but shall not include the eaves of such structures, nor any uncovered porch, stoop or steps, the balustrades or sides of which do not extend more than three (3) feet above the level of the first floor of such building.

- 1.2 "Lot" means one of the numbered parcels on the said plat of Sandcastle Estates 4 & 5.
- 1.3 "Building site" means either a lot as shown on said map, or contiguous portions of any two or more contiguous lots.
- 1.4 "Property" means the property described in "Exhibits A, B & C" unless context and circumstances otherwise require.
- 1.5 "Setback" means the minimum distance between the dwelling house or other structure referred to and a given street or line.
- 1.6 "Street" means any street, highway or other thoroughfare shown on such map, whether designated thereon as street, avenue, boulevard, place, drive, road, terrace, way, lane, circle, or otherwise.
- 1.7 "Street frontage" means that portion of a lot or building site which borders on a street.

ARTICLE II Use of Property.

- 2.1 No Building site on said property shall be used for any purpose other than single family residence purposes only.
- 2.2 Dogs and cats may be kept upon said real property, but not for commercial purposes or in unreasonable quantities. Domestic pets shall be limited to three (3) per residence. Dogs shall be on leash or confined in a securely fenced area. Offspring of domestic pets in excess of permitted number shall be removed from premises within 90 days after birth. No birds other than indoor birds and no farm or game animals may be kept or permitted, nor shall any stable, poultry house or yard, pigeon loft or house be constructed or maintained.
- 2.3 The Property shall not, nor shall any part thereof, be used for the purpose of exploring for, taking therefrom, or producing therefrom, any mineral, soil, sand, gravel, gas, oil, or other hydrocarbon substances.
- 2.4 No noxious or offensive trade or activity shall be carried on upon the Property or any part thereof, nor shall anything be done or maintained thereon which may be or become an annoyance or nuisance to the neighborhood.
- 2.5 No firearms shall be discharged on or from the Property.

1213620 04/27/2007 08:40 AM COV
Page 3 of 13 R 44.00 Grant Co, IA
LARSON FOWLES



- 2.6 Lot owners shall not permit the growth of noxious weeds or the diffusion of seeds therefrom.
- 2.7 No lot or any part thereof shall be used or maintained as a dumping ground for rubbish, trash, garbage, landscaping waste, or other forms of waste. Rubbish, trash, garbage or other waste shall be kept in sanitary containers pending removal. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition and shall not be placed in the front yard setback except on pick-up day.

ARTICLE III Character and Size of Buildings.

- 3.1 No building may be erected or maintained on any building site on the Property except one (1) single-family dwelling house designed for occupation by not more than one family together with the outbuildings hereinafter permitted.
- 3.2 Each outbuilding and garage shall conform generally in architectural design and exterior materials and finish to the dwelling house to which it is appurtenant. No outbuilding of any kind, or garage, shed, tent, or trailer used for living purposes, shall be erected or maintained on any building site prior to the erection thereon by this Declaration.
- 3.3 No building, any part of which is designed for dwelling purposes, shall in any manner be occupied while in the course of original construction or until it complies with all requirements as to area and with all other conditions and restrictions applicable thereto. The construction of any building or structure shall be built with reasonable diligence continuously from the time of commencement until fully completed. Every property shall be constructed from new material, unless the use of other than new material therefore shall have received the written approval of Danco Homes, Inc. No building shall be constructed on said property except with written approval of Danco Homes, Inc.
- 3.4 Each building erected or maintained on a building site shall have a full pitched roof at the ratio of not less than five inches (5") to twelve inches (12") run except that an adequate built up type roof of less pitch may be used if the said owner receives prior written approval from Danco Homes, Inc.
- 3.5 No dwelling house more than two (2) story's in height shall have less than eleven hundred (1100) square feet, including the garage, on the main floor level and no less than fifteen hundred (1500) square feet total living space (exclusive of porches, patios, basements, cellars, incorporated in and forming a part of the house) shall be erected or maintained upon any building site.
- 3.6 Nothing contained in this Declaration shall be construed to prevent the erection or maintenance by Declarant, or its duly authorized agents, of structures or signs for the conduct of its business in connection with the Property or future extension of the Property.
- 3.7 Minimum 25 year designer type shingles shall be used on all roofs.
- 3.8 All post lights constructed shall be brick or unless other material is authorized by the prior written approval of Danco Homes, Inc.

1213620 04/27/2007 08:40 AM COV
Page 4 of 13 R 44.00 Grant Co., IA
LARSON FOWLES



- 3.9 Exterior paint colors shall be subject to the prior written approval of Danco Homes, Inc.

ARTICLE IV **Fences and Hedges.**

- 4.1 No fence or boundary wall located upon a building site shall have a height greater than six (6) feet above the finished graded surface of the ground upon which it is located.
- 4.2 No wall or fence whatsoever shall be erected or maintained within the setback area of any building site as to any street, except corner lots subject to architectural capacity.
- 4.3 No hedge or hedgerow within the setback area of any dwelling house as to any street shall have a height greater than three (3) feet above the finished graded surface of the ground upon which such hedge or hedgerow is located.

ARTICLE V **Approval of Plans.**

- 5.1 No building, fence, wall, pole, or other structure shall be erected, constructed, altered or maintained upon any portion of the Property, or of any property at any time within the jurisdiction of Danco Homes, Inc., unless a complete set of plans and specifications therefore, including a plot plan indicating the exact location on the building site, shall have been submitted to and approved in writing by Danco, Homes Inc. and a copy of such plans as finally approved deposited for permanent record with Danco Homes, Inc.
- 5.2 Any changes from original approved plans and specifications must be submitted and approved in writing by Danco Homes, Inc. before implementing the start of house construction.
- 5.3 The approval of Danco Homes, Inc. for use on any building site of any plans or specifications submitted for approval, as herein specified, shall not be deemed to be a waiver by Danco Homes, Inc. of its right to object to any of the features or elements embodied in such plans or specifications if and when the same features or elements are embodied in any subsequent plans and specifications submitted for approval as herein provided, for use on other building sites.
- 5.4 If after such plans and specifications have been approved, no building, fence, wall, or other structure shall be altered, erected, or maintained upon the building site other than as approved by Danco Homes, Inc.

ARTICLE VI **Setback and Location of Buildings.**

- 6.1 The dwelling house or any building or structure shall be in compliance with local governing jurisdiction building codes.



ARTICLE VII

Signs.

- 7.1 No sign or other advertising device of any character shall be erected or maintained upon any part of said property, except that: (a) on any one lot or building site one professional appearing sign, advertising the property for sale or for rent, may be erected and maintained at or behind property line of such lot or building site as to any street; and (b) Declarant may erect and maintain on said property such signs and other advertising devices as it may deem necessary or proper in connection with the conduct of its operation for the development, improvement, subdivision and sale of said property.

ARTICLE VIII

Easements, Rights of Way, Grades, and Planting.

- 8.1. The Property and the building sites included therein are subject to such easements and rights of way for erecting, constructing, maintaining and operating sewers, an water systems, and poles, wires, and conduits for lighting, heating, power, telephone, cable, and any other method of conducting and performing any public or quasi-public utility service or function beneath the surface of the ground. Such easement and rights of way are more particularly set forth in the Plat of Sandcastle Estates 4 & 5.
- 8.2. Declarant hereby expressly reserves the right for future phases to make any and all such cuts and fills on said property and on the building sites included therein, and to do such grading, as in its judgment may be necessary to grade streets and building sites designated or delineated upon any map of the Property or any part thereof.
- 8.3 In addition, as part of the construction phase of each residence within the subdivision, and within one hundred twenty (120) days of paving of the street for each residence, each residence will have a concrete driveway. Each residence will have one (1) street light of a specific design by Mel Northey Co. Inc. model # 8261 Colonial Series seventy (70) watts size, to be located at each driveway, on the larger yard side not more than three (3) feet from driveway at the property line.
- Mel Northey Co. Inc.
303 Gulfbank
Houston, Tx. 77037
Phone - 1-800-828-0302
- 8.4 The owner and/or contractor shall landscape and plant the front yards of each residence including any portion of the road right of way between the sidewalk and pavement. Owner and/or contractors who own a Lot with frontage on more than one street shall landscape and plant all yards lying between the residential building and the curb or sidewalk of each street. The time limit for completion of landscaping is one (1) year and may be extended by Danco Homes, Inc. in the event of hardship due to weather conditions.
- 8.5 The grounds of each Lot shall be kept in a safe and reasonable state of repair, cleanliness and neatness. Lawns shall be mowed at reasonable intervals, undesirable weeds shall be mowed and kept under control. Disabled vehicles, and/or any



components thereof, household furniture, and appliance shall not be permitted to remain outdoors, except lawn furniture in good repair. Any fences shall be kept repaired. All RV pads will be placed so that the RV does not protrude past the front of the house when parked, and shall be located on the side of the house where the garage is located.

- 8.6 Membership in Pelican Point Park shall be maintained by each lot owner subject to the rate of ten dollars (\$10.00) per month or as written on the front of the final plat of Sandcastle Estates 4 & 5 or as approved by voting in the Pelican Point Park Association.

ARTICLE IX

Scope and Duration of Conditions, Restrictions and Charges.

- 9.1 All of the conditions, restrictions, and charges set forth in this Declaration are imposed upon said property for the direct benefit of the owners thereof as a part of a general plan of development, improvement, building, occupation and maintenance and the same are hereby adopted by Declarant; and they shall run with the land and continue and be in full force and effect, (except subject to the provisions of ARTICLE X) until January 1, 2027, (provided, however, that the prohibition of 2.3 hereof shall be perpetual), and shall, as then in force, be continued automatically and without further notice from that time for a period of twenty (20) years, and thereafter four (4) successive periods of twenty (20) years each without limitations unless, within six (6) months prior to January 1, 2027, or within the six (6) months prior to the expiration of any successive twenty-year period thereafter, written agreement executed by the then record owners of more than one-half in area of said property then subject of this Declaration, exclusive of streets, parks and open spaces, be placed on record in the office of the County Recorder of Grant County, by terms of which agreement any of said conditions restrictions, or charges, excepting the prohibitions of 2.3 hereof, are changed. In the event that any such written agreement of change or modifications be duly executed and recorded, the original covenants, conditions, restrictions and changes as therein modified shall continue in force for successive periods of twenty years each unless and until further changed, modified or extinguished in the manner herein provided.

- 9.2 Lot owners not included or subject to these Covenants, Conditions, Restrictions and Charges may subsequently be included and subject to these Covenants, Conditions, Restrictions and Charges by executing and recording a Covenant running with the land binding the lot to these Covenants, Conditions, Restrictions and Charges.

ARTICLE X

Cancellation and Annulment of Conditions, Restrictions, and Charges.

- 10.1 At any time after the first day of January 1, 2027, the owners of record of lots or building sites in the property then subject to this Declaration having an aggregate area equivalent of not less than sixty-five percent (65%) of the total area of all such property, and who shall include in their number the owners of record of not less than seventy-five percent (75%) in area of the building sites therein on which houses or other principal structures are then located, may cancel and annul, with respect to all such property, all or any of the covenants, conditions, restrictions and charges contained or provided for herein, excepting the prohibitions of 2.3 herein, by an instrument in writing, signed and acknowledged by said owners and recorded in office of the Auditor of said County of Grant, Washington.



ARTICLE XI
Violation of Conditions and Restrictions.

- 11.1 Violation of any of the conditions or restrictions herein contained shall give to Danco Homes Inc. the right to enter upon the property where such violation exists, and to summarily abate and remove, at the expense of the owner thereof, any erection, object, or condition that may exist thereon contrary to the intent and meaning of the provisions hereof, and Declarant and/or any of its officers or agents shall not be deemed guilty of any manner of trespass for such entry, abatement, or removal.
- 11.2 The result of every act or omission whereby any condition or restriction herein contained is violated, in whole or in part, is hereby declared to be and constitutes a nuisance, and every remedy allowed by law or equity against a nuisance, either public or private, shall be applicable against every such result, and may be exercised by Declarant. In any legal or equitable proceeding by Declarant for the enforcement, or to restrain a violation, of this Declaration or any provisions hereof, the losing party or parties shall pay the attorney's or attorneys' fees of the winning party or parties in such amount as may be fixed by the court in such proceeding.

Such remedies shall be deemed cumulative and not exclusive. However, nothing contained in this Declaration or in any form of deed which may be used by Declarant or its successors or assigns in selling said real property, or any part thereof, shall be deemed to vest or reserve in Declarant any right of reversion for breach or violation of any one or more of the provisions hereof, and any such reversionary right is hereby expressly waived by Declarant.

ARTICLE XII
Right to Enforce.

- 12.1 The provisions contained in this Declaration shall bind and inure to the benefit of and be enforceable by Danco Homes, Inc., or by Declarant or the owner or owners of any portion of said property, or their and each of their legal representatives, heirs, successors, and assigns; and failure by Danco Homes, Inc. or Declarant or by any other property owner, or their legal representatives, heirs, successors or assigns, to enforce any of such conditions, restriction, or charges herein contained shall in no event be deemed a waiver of the right to do so hereafter.
- 12.2 Enforcement of these covenants, conditions, restrictions, liens or charges may be by injunction, restraining order, specific performance or damages.
- 12.3 The prevailing party in any legal proceeding to enforce these covenants shall be entitled to an award of attorney fees and costs.



ARTICLE XIII
Assignment of Powers.

13.1 Any or all of the rights and powers and reservations of Declarant herein contained may be assigned to Danco Homes, Inc. to any other corporation or association which is now organized or which may hereafter be organized and which will assume the duties of Declarant hereunder pertaining to the particular rights and owners and reservations assigned; and upon any such corporation or association evidencing its consent in writing to accept such assignment and assume such duties, it shall, to the extent of such assignment, have the same rights and powers and be subject to the same obligations and duties as are given to and assumed by Declarant herein.

DECLARANT:

SANDCASTLE ESTATES, LLC

By: *Michael J. Bernsen*
MICHAEL J. BERNSEN, Manager

Date: 4-18-07

DANCO HOMES, INC.

By: *Daniel K. Ferguson*
DANIEL K. FERGUSON, President

Date: 4/18/07

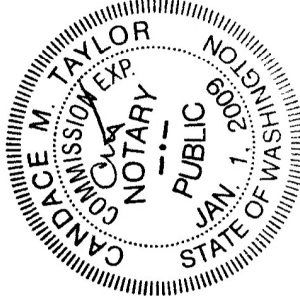
STATE OF WASHINGTON)

: SS

County of Grant)

On this 18 day of April, 2007, before me personally appeared MICHAEL J. BERNSEN, to me known to be the Manager of SANDCASTLE ESTATES, LLC, the limited liability company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument on behalf of said limited liability company.

GIVEN UNDER MY HAND AND OFFICIAL SEAL the day and year in this certificate first above written.



Candace M. Taylor
Notary Public (Signature)

(Print Name)

(Seal or Stamp)

My commission expires: 1/1/09

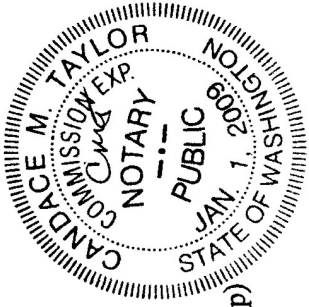


STATE OF WASHINGTON)

County of Grant)ss.
)

On this 18 day of April, 2007, before me personally appeared DANIEL K. FERGUSON, to me known to be the President of DANCO HOMES, INC., the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument on behalf of said corporation.

GIVEN UNDER MY HAND AND OFFICIAL SEAL the day and year in this certificate first above written.



Candace M. Taylor
Notary Public (signature)

(print name)

(Seal or Stamp) My appointment expires: 1/1/09



EXHIBIT A

LOTS 15, 16, 17, 18, 19, 20, 28, 34, 35, 37, 38, 39, 47, 48, 49 AND 50, SANDCASTLE ESTATES
4, PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24 OF
PLATS, PAGE(S) 45, 46, 47 AND 48, RECORDS OF GRANT COUNTY, WASHINGTON.

1213620 04/27/2007 08:40 AM COV
Page 11 of 13 R 44.00 Grant Co, WA
LARSON FOULES



EXHIBIT B

Sandcastle 4, Phase 3
MEI Project No. 05414
September 27, 2006

That portion of Section 3, T18N R28E WM, Grant County, Washington, described as follows: Beginning at the north quarter corner of the said Section 3 from which the northeast corner of the said Section 3 bears S89°34'38"E and measures a distance of 2644.82 feet, thence from the said north quarter corner of Section 3 S18°06'18"W 2225.08 feet to the northwest corner of Lot 1 of the plat of Sandcastle Estates 4, Phase 1 and a point on the southwest line of the Plat of Pelican No. 4 and also the point of beginning of this description; thence along the southwest line of the said Pelican No. 4 N69°33'21"W 64.93 feet, thence continuing along the said south line N61°13'06"W 194.01 feet, thence leaving the said south line of Pelican Point No. 4 S33°55'33"W 135.18 feet to a point on a curve whose radius bears N33°55'33"E, thence along the said curve northwesterly to the right whose radius is 932.59 feet through a central angle of 10°47'35" for a distance of 175.67 feet to the PT; thence N45°16'52"W 42.47 feet, thence S33°58'34"W 61.07 feet, thence S35°43'23"W 145.12 feet, thence S28°24'04"W 127.53 feet, thence S15°57'51"W 113.39 feet, thence S6°38'16"W 103.59 feet to the northeast corner of Lot 34 of the Plat of Sandcastle Estates 4, Phase 2, thence along the north line of the said Sandcastle Estates 4, Phase 2 S0°16'10" W 98.98 feet, thence continue along the said north line N89°23'08"E 135.13 feet, thence N85°37'26"E 60.20 feet, thence N89°23'08"E 129.96 feet thence N1°19'55"W 49.58 feet, thence N83°47'37"E 200.74 feet to a point on the west line of Lot 28 of the said Plat of Sandcastle Estates 4, Phase 2 and a point on a curve whose radius bears N83°47'37"E, thence along the said curve northerly and to the right whose radius is 371.70 feet through a central angle of 14°17'02" for a distance of 92.67 feet to the northwest corner of the said Lot 28, thence along the north line of the said lot 28 S80°02'34"E 108.40 feet to the northeast corner of the said Lot 28 and the northwest corner of Lot 12 of Sandcastle Estates 4, Phase 1, thence along the west line of the said Sandcastle 4 Phase 1 N12°23'20"E 114.84 feet, thence continue along the said line N5°11'06"E 60.92 feet, thence N15°23'42"E 125.89 feet to the Point of Beginning and end of this description.



EXHIBIT C

Legal Description
Sandcastle Estates Phase 5

That portion of the SE ¼ of the NW ¼ and the NE ¼ of the SW ¼ all of Section 3, T18N, R28E W.M. Grant County, Washington, being a portion of that legal description as filed with the Grant County Auditor's Office under #1037632, described as follows:

Beginning at the North ¼ corner of the said Section 3, from which the NE corner of Section 3 bears S89°34'38"E 2644.82 feet, thence from the said North ¼ S18°06'18"W 2225.08 feet to the NW corner of Lot 1 of Sand Castle Estates #4 Phase 1 and a point on the South line of the Plat of Pelican Point #4, thence along the South line of the said Plat of Pelican Point #4 N69°33'21"W 64.93 feet, thence continuing along the said line N61°13'06"W 194.01 feet to the point of beginning of this description, thence continuing along the South line of the said Plat of Pelican Point #4 N61°13'06"W 142.55 feet, thence N43°10'18"W 349.31 feet, thence N29°41'47"W 639.62 feet, thence along the said parcel line S60°50'00"W 125.00 feet, thence continuing along the said parcel line S29°47'32"E 169.63 feet, thence S60°12'28"W 60.00 feet, thence S29°47'32"E 250.13 feet, thence S37°02'39"W 410.88 feet, thence continuing along the said parcel N53°00'05"W 15.83 feet to the NE corner of the Plat of Sand Castle Estates Phase 3/3A, thence along the Southeasterly boundary of the said Plat S25°32'27"W 690.75 feet to the Northerly boundary of Sand Castle Estates #4 Phase 2, thence along the North line of the said Plat S67°56'19"E 176.11 feet, thence continuing along the said North line S87°57'27"E 60.00 feet, thence N85°03'40"E 177.25 feet, thence N03°38'57"E 97.45 feet, thence N09°17'48"E 108.12 feet, thence S79°15'08"E 124.02 feet, thence S82°58'33"E 60.00 feet to a point on a curve whose tangent bears S07°01'27"W, thence along the said curve whose radius is 1073.96 feet through a central angle left of 03°05'23" for a distance of 57.91 feet, thence S86°03'56"E 128.45 feet to the Westerly line of the Plat of Sand Castle Estates #4 Phase 3, thence along the said West line N06°38'16"E 103.59 feet, thence N15°57'51"E 113.39 feet, thence N28°24'04"E 127.53 feet, thence N35°43'23"E 145.12 feet, thence N33°58'34"E 61.07 feet to the Northerly R/W line of Viewcrest Drive, thence along the said Northerly R/W line S45°16'52"E 42.47 feet to the P.C. of a curve left, thence along the said curve whose radius is 932.57 feet through a central angle left of 10°47'35" for a distance of 175.67 feet, thence N33°55'33"E 135.18 feet to the point of beginning and the end of this description.

06222 Sandcastle 5
08/29/06

1213620 04/27/2007 08:40 AM COV
Page 13 of 13 R 44.00 Grant Co., WA
LARSON FOLIOS

