

.Filed for Record at Request of:
AFTER RECORDING MAIL TO:

McGrane & Schuerman
Town Center Building
298 South Main, Suite 304
Colville, WA 99114

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**FIRST AMENDMENT TO DEDICATION OF PROTECTIVE CC&Rs
GOVERNING PARCEL 1 OF COE 137-2023 AFN 2023-0007192 AND
PARCEL B ON RECORD OF SURVEY AFN 2024-0005468**

WHEREAS, the original Dedication of Protective Covenants, Conditions & Restrictions (CC&Rs) were recorded on November 21, 2024 under Auditor's File No. 2024-0006485; and

WHEREAS, the CC&Rs apply to two parcels of real property, which are legally described as follows:

Assessor's Parcel Tax No.: 2560036; 2560039

Legal: Parcel 1 of COE 123-2023, in SE1/4 of NW1/4 AFN 21023-0007192; Parcel B of Short Plat by Survey, in SE1/4 NW1/4 & SW1/4 of NE1/4; all in Section 31, Township 31 North, Range 40 East, W.M., Stevens County, WA.
Full legal attached as Exhibit A attached as page 3. (The Property).

WHEREAS, the original CC&Rs provide for amendment by a vote of seventy-five percent of the parcel owners pursuant to Section VIII. Duration; and

WHEREAS, the Dedicator is still the sole owner of the parcels subject to these CC&Rs; and

WHEREAS, the Dedicator wishes to terminate the voting rights of any future owners of the subject properties to amend the CC&Rs, and reserve unto himself the sole authority to amend the CC&Rs;

NOW, THEREFORE, the Dedication of Protective Covenants, Conditions & Restrictions are hereby modified as follows:

1. The current Paragraph B of Section VIII. Duration is deleted in its entirety.

EXHIBIT A

Parcel 1, COE 137-2023, AFN 2023-0007192 Parcel No. 2560036

A tract of land in the SE1/4 of the NW1/4 of Section 31, Township 31 North, Range 40 East, W.M., in Stevens County, Washington, and being more particularly described as follows:
COMMENCING at the West Quarter Corner of said Section 31; thence South 88°55'45" East along the South line of Government Lot 2 and its Westerly projection a distance of 1187.65 feet to a point on the East line of said Government Lot 2; thence North 00°45'32" East along said East line a distance of 1254.36 feet; thence South 88°42'29" East a distance of 561.22 feet to a point on the centerline of Little Sweden Road and the TRUE POINT OF BEGINNING of this description; thence continuing South 88°42'29" East a distance of 720.94 feet to a point on the North-South centerline of said Section 31; thence South 53°50'53" West a distance of 365.89 feet; thence South 89°59'56" West a distance of 64.07 feet to a point of curvature; thence 122.93 feet along the arc of a 180.00 foot radius circular curve to the right through a central angle of 39°07'50" (Long Chord bears North 70°26'09" West a distance of 120.56 feet) to a point of reverse curvature; thence 253.59 feet along said centerline and along the arc of a 188.00 foot radius circular curve to the left through a central angle of 77°17'06" (Long Chord bears North 89°30'47" West a distance of 234.80 feet) to a point of non-tangent curvature on the aforesaid Little Sweden Road centerline; thence 190.86 feet along said centerline and along the arc of a 650.00 radius circular curve through a central angle of 16°49'26" (Long Chord bears North 03°52'37" West) a distance of 190.18 feet to the above-referenced True Point of Beginning.

Short Plat by Survey SP 22-2023 Parcel No. 2560039

Lot B:

A tract of land in the SE1/4 of the NW1/4 of Section 31, Township 31 North, Range 40 East, W.M., in Stevens County, Washington, being more particularly described as follows:
Commencing at the West Quarter Corner of said Section 31; thence South 88°55'45" East along the East-West centerline of said Section 31 a distance of 1187.65 feet to a point on the West line of said SE1/4; thence North 00°45'32" East a distance of 328.61 feet; thence South 88°52'25" East a distance of 795.42 feet to a point on the centerline of Smith-Taylor County Road (Little Sweden Road) and the POINT OF BEGINNING of this description; thence North 61°45'43" East a distance of 555.95 feet; thence South 00°42'21" West a distance of 447.99 feet; thence South 42°48'54" West a distance of 123.20 feet; thence North 88°56'46" West a distance of 223.92 feet; thence North 19°47'08" West a distance of 42.54 feet; thence North 35°03'53" West a distance of 282.40 feet to the Point of Beginning and end of this description.