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Skagit County Auditor

Document Title:

DECLARATION OF PAYMENT: AFFIDAVIT OF JASON SOLWOLD

Reference Number : 200111270133 / 200007140060

Grantor(s):

additional grantor names on page ____.

- 1. JASON SOLWOLD
- 2.

Grantee(s):

additional grantee names on page ____.

- 1. RYAN COSTANTI
- 2. DANIEL COSTANTI

Abbreviated legal description:

full legal on page(s) 4.

NW NE 23/34/04

Assessor Parcel / Tax ID Number:

additional tax parcel number(s) on page ____.

340423-0-014-0003 / R27614; 340423-0-012-0005 / P27612; 340423-0-016-0217 / P27619

UNOFFICIAL DOCUMENT

DECLARATION OF PAYMENT

AFFIDAVIT OF JASON SOLWOLD

The undersigned, Jason Solwold, declare that the following is true:

1. That I am a resident of the State of Washington, and am over the age of 18 years.
2. That I reside at 7226 Steelhead Lane, Burlington, WA 98233.
3. That on July 14, 2000, I purchased the property located at 15028 Nookachamps Road, Mount Vernon, WA 98273 from The Estate of Ronald H. Krengel under Skagit County Cause No. 99-4-00329-2 pursuant to a Statutory Warranty Deed recorded under Skagit County Auditor's File No. 200007140058 (the Subject Property)
4. The Property is legally described in Exhibit "A" attached hereto.
5. The transaction with the Estate of Ronald H. Krengel was funded by my loan from Greenpoint Mortgage Funding Inc. 110 Lark Spur Landing Circle, Suite 101, Larkspur, CA 94939.
6. On July 13, 2000 I executed a Deed of Trust, as **Borrower** and **Original Grantor**, recorded under Skagit County Auditor's File No. 200007140060 securing the loan from Greenpoint Mortgage Funding Inc., the **Lender** under the Deed of Trust. Mortgage Registration Systems ("MERS") is a separate corporation acting solely as nominee for Lender and Lender's Successor's and Assigns and was the **Beneficiary** under the Deed of Trust described herein. The **Trustee** was First American Title Company.
7. On November 7, 2001, I executed a Quit Claim Deed to the Subject Property to Ryan Costanti and Daniel Costanti which was recorded under Skagit County Auditor's File No. 200111270132.
8. I paid off the loan to Greenpoint Mortgage Funding Inc. in 2002. Greenpoint Mortgage Funding Inc. acknowledged my full payment of the loan of **\$104,500.00 plus interest**, but did not record a reconveyance deed. I have since lost my paperwork reflecting full payment of the loan. No reconveyance deed was ever recorded.
9. I have recently discovered that North Fork Bancorp purchased Greenpoint Mortgage Funding Inc. in October 2004. In December 2006, Capital One Financial Corp. purchased North Fork Bancorp. In March 2018 Greenpoint Mortgage Funding Inc. was closed by Capital One Financial Corp.
10. After over 18 years, I have been unable to contact, much less obtain any records, from any of the successor organizations, and as such, the current owners of the Subject Property, Ryan Costanti and Daniel Costanti, cannot establish clear title so they sell the Subject Property.

Exhibit "A"

PARCEL "A":

That portion of the Northwest 1/4 of the Northeast 1/4 of Section 23, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 466 feet East and 220.5 feet South of the North 1/4 corner of said Section 23 for the true point of beginning of this description; thence South 70.5 feet; thence West 128 feet, more or less, to Nookachamps Creek; thence Northerly following said Creek to a point 121 feet, more or less, due West of the point of beginning; thence East to the point of beginning;

EXCEPT that portion thereof, if any, lying within the road right-of-way known as Nookachamps Road.

PARCEL "B":

That portion of the Northwest 1/4 of the Northeast 1/4 of Section 23, Township 34 North, Range 4 East W.M., described as follows:

Beginning at a point 466 feet East of the quarter section corner of the North line of said Section; thence South 220.5 feet; thence West 121 feet, more or less, to Nookachamps Creek; thence Northerly following said creek to the North line of said Section; thence East 60 feet, more or less, to the point of beginning; EXCEPT that portion, if any, lying within the road right-of-way known as Nookachamps Road.

PARCEL "C":

The South 1/2 of the property described as follows:

That portion of the Northwest 1/4 of the Northeast 1/4 of Section 23, Township 34 North, Range 4 East W.M., described as follows:

Beginning at a point on the North line of said subdivision 621 feet, 11 inches East of the Northwest corner thereof; thence South 346.5 feet; thence West to the Easterly line of a private road, said point being the East line of that certain tract conveyed to Fred L. Schleusner and Marian L. Schleusner, husband and wife, by Deed dated October 21, 1959 and recorded October 27, 1959, under Auditor's File No. 587202; thence North to a point on the North line of said Northwest 1/4 of the Northeast 1/4 which is 466 feet East of the Northwest corner thereof; thence East along said North line to the point of beginning; EXCEPT road known as Nookachamps Road; ALSO EXCEPT the South 50 feet thereof.