



00019631202400014690020022

Skamania County
Real Estate Excise Tax

Return Instrument to:

Natalie Hyser Barber
Tobin, Ramon & Barber
530 S. State St., Suite 200
Belvidere, IL 61008

37419
OCT 08 2024

PAID exempt
Skamania County Treasurer
M. A. Braghe

WARRANTY DEED INTO TRUST

The Grantor, **Sonya A. Dobberfuhr, a married person**, whose address is 1938 Derby Lane, Belvidere, IL 61008, for and in consideration of the sum of Ten and No/100 Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to:

The Grantee, **Sonya A. Dobberfuhr, as Trustee**, whose address is 1938 Derby Lane, Belvidere, IL 61008, in Boone County, Illinois, under the provisions of a Trust Agreement dated the 7th day of September, 2016, and restated on the 27 day of April, 2023, known as **Sonya and Keith Dobberguhl Living Trust** (and in the event of the death, resignation, refusal or inability of the said Grantee to act as such Trustee, then unto the Successor in Trust with like powers, duties and authorities as are vested in the said Grantee as such Trustee) **an undivided one-half interest** in the following described real estate, to-wit:

A tract of land in the Southeast Quarter of the Southwest Quarter of Section 36, Township 3North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 2 of the FULLER SHORT PLAT recorded at Auditor's File No. 2008169065, Skamania County, Washington.

Skamania County Assessor

Property Code: 03-07-36-4-3-0191-00 Date 10-8-24 Parcel# 03073643019100
ym

This transfer is exempt. Grantor warrants this is not Homestead Property.

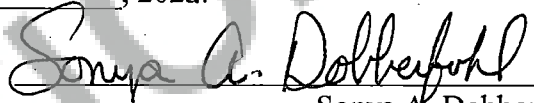
Subject to the general taxes for 2022 and all subsequent years.

Subject also to all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

This deed is made to said Trustee, who shall have authority to make deeds; leases; leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All Grantees of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustee unless the Grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said Trustee or Successor Trustee or Trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease, or other instrument executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained in said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said Trustee was duly authorized and empowered to execute and deliver every such deed, lease, mortgage, or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his, her or their predecessor in trust.

Dated this 1 day of October, 2024.

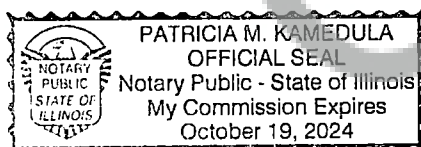


Sonya A. Dobberfuhr

STATE OF ILLINOIS)
) ss
COUNTY OF BOONE)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **Sonya A. Dobberfuhr**, a married person, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 1st day of October, ~~2023~~ ²⁰²⁴.





Notary Public

Send Tax Notice to:

Sonya Dobberfuhr
1938 Derby Lane
Belvidere, IL 61008