

Exhibit 1

EASEMENT NO. _____

EASEMENT

THIS EASEMENT, is made this ___ day of _____, 2022, by the State of Minnesota in trust for the taxing districts, by and through the Auditor of the County of St. Louis, hereinafter called the "Grantor," in favor of the City of Duluth, Minnesota, hereinafter called the "Grantee."

WITNESSETH, whereas the Grantee has applied to the Grantor for the granting of an easement for street and utility purposes over certain tax forfeited lands owned by the State of Minnesota in trust for the taxing districts, situated in the County of St. Louis, and administered by the Grantor.

NOW, THEREFORE, the Grantor, pursuant to the authority of Minn. Stat. § 282.04, Subd. 4, and Resolution No. _____ dated _____, 2022, of the St. Louis County Board of Commissioners, and in consideration of the sum of One Hundred Fifty and no/100ths Dollars (\$150.00) to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, which amount constitutes full payment for the rights and interests herein conveyed including payment for any improvements, timber and forest growth that will be destroyed on the Easement Area (defined below), does hereby grant and convey unto the Grantee, its heirs, assigns, successors, executors, administrators, tenants and licensees, a perpetual easement for street and utility purposes over, under, and across the lands described as follows (the "Easement Area"):

Westerly 33 feet of Lots Four (4) and Five (5), Block Twenty-four (24), MacFarlanes Grassy Point Addition to Duluth, according to the recorded plat thereof.

St. Louis County, Minnesota.

The easement granted herein shall extend to and bind the successors and assigns of the Grantor and the Grantee and shall run with the land.

IN TESTIMONY WHEREOF, the Grantor has caused this easement to be executed by the Auditor, County of St. Louis, the day and year first above written.

ST. LOUIS COUNTY,
STATE OF MINNESOTA

Jason Meyer
DEPUTY AUDITOR

STATE OF MINNESOTA)

SS.

COUNTY OF ST. LOUIS)

On this ____ day of _____, 2022, before me, a Notary Public within and said County, personally appeared Jason Meyer, to me personally known, who, being by me duly sworn did say that they are the Auditor (Deputy) of the County of St. Louis, State of Minnesota, and the foregoing instrument was signed and sealed on behalf of the State of Minnesota by its authority, and they acknowledged said instrument to be the free act and deed of the State of Minnesota.

Notary Public

This instrument was drafted by:
Office of the City Attorney
Room 410 City Hall
411 West 1st Street
Duluth, MN 55802-1198