

Exhibit 1

STREET AND UTILITY EASEMENT

This STREET AND UTILITY EASEMENT is made by JUSTIN DALE VRANISH, a single person ("Grantor"), in favor of the CITY OF DULUTH, a municipal corporation created and existing under the laws of the State of Minnesota (the "City").

RECITALS

A. Grantor owns the real property in St. Louis County, Minnesota legally described as follows (the "Property"):

Commencing at a point at the southeast corner of the SW 1/4 of S 1/2 of SE1/4, Section 1 Township 50 North of Range 14 West, thence in a westerly direction 112.19 feet to a point; thence at a 90 degree angle in a northerly direction 40 feet to the point of beginning; thence at an angle of 79 degrees 36 minutes in a northwesterly direction 403.56 feet to a point, thence at an angle of 49 degrees 8 minutes in a southwesterly direction 369 feet to a point; thence at an angle of 1 degree 44 minutes in a southwesterly direction 137 feet to a point; thence at an angle of 53 degrees in an easterly direction 387.08 feet to the point of beginning.

B. Grantor wishes to grant the City a street and utility easement over a portion of the Property in trust for the benefit of the public and at no cost to the City (the "Easement").


C. The location of the Easement is that portion of the Property legally described on the attached Exhibit A and depicted on the attached Exhibit B (the "Easement Area").

NOW, THEREFORE, for good and valuable consideration, Grantor grants to the City, in trust for the benefit of the public, a perpetual easement for street and utility purposes over, under and across the Easement Area. The Easement shall extend to and bind the successors and assigns of Grantor and the City and shall run with the land. This easement document shall be governed by the laws of the State of Minnesota, and all terms, conditions, and covenants herein

shall be interpreted in accordance therewith. Grantor represents to the City that the individuals executing this document on behalf of Grantor have the requisite authority to execute this document, and to bind Grantor thereto.

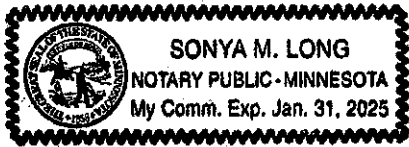
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IN WITNESS WHEREOF, Grantor has caused this street and utility easement to be executed effective as of October 23rd, 2020.


Justin Dale Vranish

STATE OF MINNESOTA)
) SS
COUNTY OF ST. LOUIS)

This instrument was acknowledged before me this 23rd day of October, 2020 by Justin Dale Vranish, a single person.




Notary Public

This instrument was drafted by:
Office of the City Attorney
Room 440 City Hall
411 West 1st Street
Duluth, MN 55802-1198

EXHIBIT A

PERMANENT EASEMENT

A permanent easement over, under and across that part of Southwest One-quarter of the Southeast One-quarter (SW 1/4 of SE 1/4) of Section 1, Township 50 North, Range 14 West of the Fourth Principal Meridian, City of Duluth, St. Louis County, Minnesota described as follows:

Commencing at the southeast corner of the SW 1/4 of SE 1/4 and being a point on the centerline of Glenwood Street (f.k.a. Summit Street), as such street was established by an easement for highway and boulevard purposes dated March 19, 1935, as recorded in the Office of the St. Louis County Registrar of Titles on May 8, 1935 as Document No. 128509, and widened by Judgment dated November 4, 1941, as recorded in the Office of the St. Louis County Registrar of Titles on January 7, 1942 as Document No. 159290 ("Glenwood Street"); thence North 89 degrees 35 minutes 50 seconds West along Glenwood Street centerline and being the same as the south line of said SW 1/4 of SE 1/4, a distance of 112.19 feet; thence North 00 degrees 24 minutes 10 seconds East, a distance of 40.00 feet to the northerly line of Glenwood Street and being the Point of Beginning of the easement to be described; thence North 89 degrees 35 minutes 50 seconds West along the north line of Glenwood Street, a distance of 25.68 feet; thence North 00 degrees 24 minutes 10 seconds East, a distance of 30.00 feet; thence South 89 degrees 35 minutes 50 seconds East, a distance of 20.18 feet; thence South 09 degrees 59 minutes 50 seconds East, a distance of 30.50 feet to the Point of Beginning.

Containing 0.016 Acres or 690 Square Feet, more or less.

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Paul A. Vogel

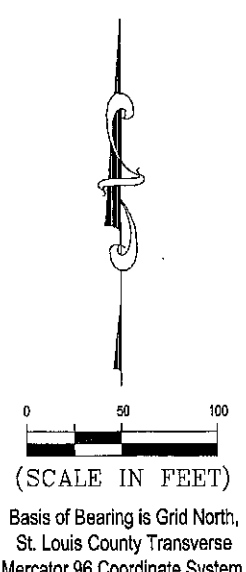
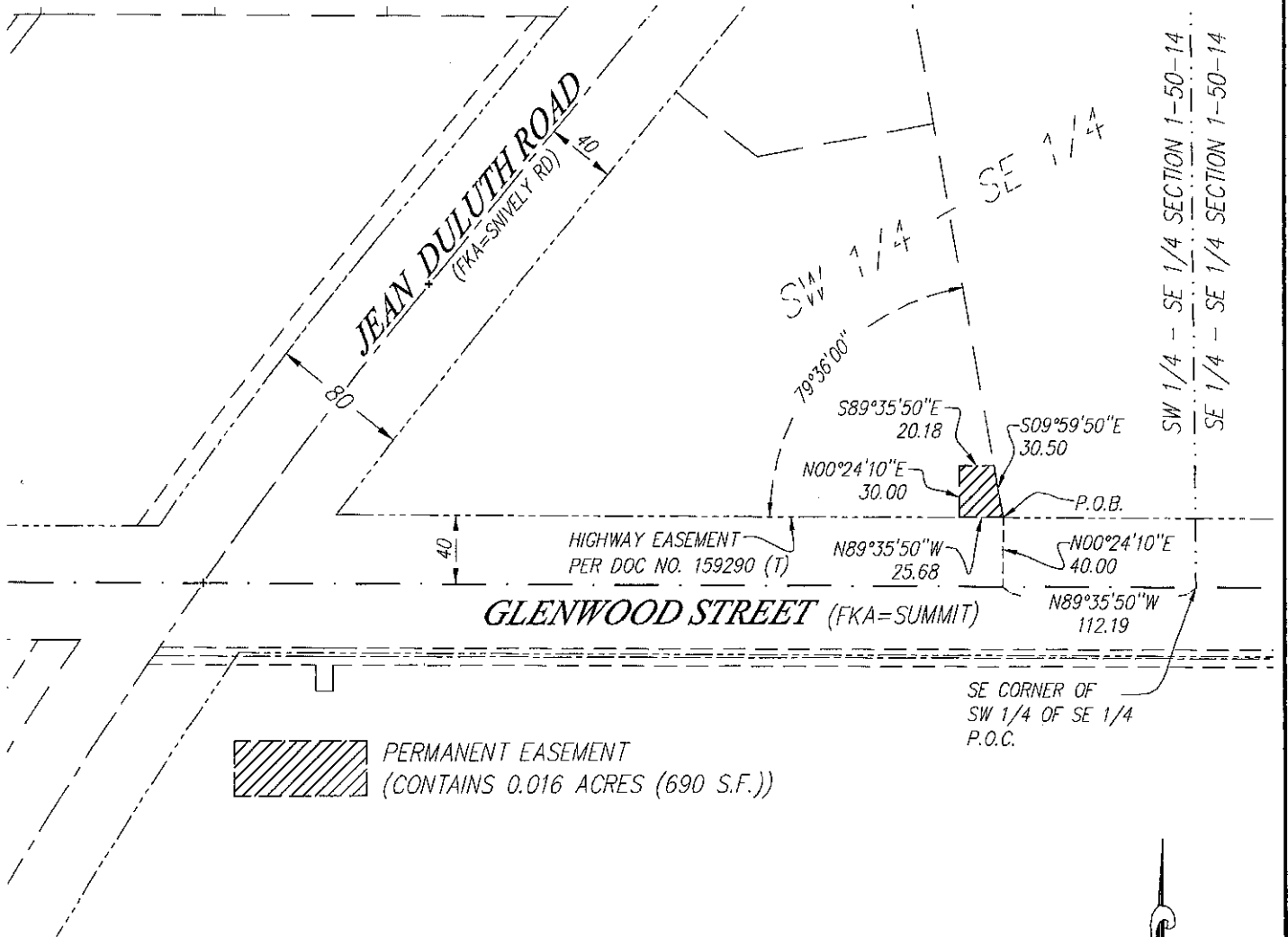
Signed _____

Date 08/26/2020

License No. 44075

EXHIBIT B

JUSTIN VRANISH



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Print Name: Paul A. Vogel License # 44075

Signature: *Paul A. Vogel* Date: 08/26/2020

DATE PREPARED: 08/26/20

PROJ NO: 200235

FILE: 200235vSURV.

SHEET 1 of 1 SHEETS

LHB

PERFORMANCE DRIVEN DESIGN.

LHBcorp.com

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