

Exhibit 1

PERMANENT EASEMENT AGREEMENT

THIS AGREEMENT, made this TH18 day of May, 2018, by and between Therese H. Vaughn, a single person, ("Owner") and the City of Duluth, a municipal corporation under the laws of the State of Minnesota ("City").

WHEREAS, Owner is the owner of property described on Exhibit "A", attached hereto and made a part hereof, said real estate being located in the County of St. Louis, State of Minnesota (the "Property"); and

WHEREAS, the Property has as its southerly boundary, the northerly right of way line of Red Wing Street, as shown on the plats of Woodland Park, 2nd Division and Woodland Park, 2nd Division, 1st Rearrangement; and

WHEREAS, the City improved Red Wing Street as a public street in 1922 and Red Wing Street, as improved, has been in continuous use as a public street since constructed with public utilities existing within the Red Wing Street right-of-way, and

WHEREAS, it has now come to the City's attention that the improved Red Wing Street was not constructed within the platted right-of-way for Red Wing Street as shown on the plats of Woodland Park, 2nd Division, and Woodland Park, 2nd Division, 1st Rearrangement, but was in fact constructed over a portion of the Property; and

WHEREAS, the City has determined that an easement for street and utility purposes for that portion of Red Wing Street which was constructed over the Property has not been provided either by Owner or predecessors in title to Owner; and

WHEREAS, the City desires at this time to correct the records and file of record a street and utility easement for Red Wing Street as it was constructed and exists presently and Owner is willing and desirous of dedicating to the public a permanent easement for street and utility purposes for Red Wing Street..

NOW THEREFORE, in consideration of the mutual benefit of granting the street and utility easement to the public, Owner does hereby grant, bargain, sell and convey to the full extent of Owner's interest therein, to the City, its successors and assigns, for the benefit of the public, a permanent easement for street and utility purposes, in, under, over, upon, across and along that portion of the Property described on Exhibit "B", attached hereto and made a part hereof. That the easement hereby intended to be granted is depicted on Exhibit "C", attached hereto and made a part hereof.

IN WITNESS WHEREOF, the foregoing has been executed as of the day and year first above written.

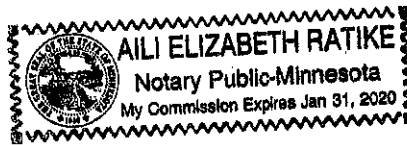
County of St. Louis)
) ss.
State of Minnesota)

Owner:

Therese H. Vaughn
Therese H. Vaughn

The foregoing instrument was
acknowledged before me this
18 of May, 2018
By Therese H. Vaughn
Owner

Aili Elizabeth Ratike
Notary Public



This instrument drafted by:

Robert E. Asleson
Assistant City Attorney
Rm. 410, City Hall
Duluth, MN 55802

Exhibit A.

Lots 9, 10, 11, and 12, Block 2 SECOND DIVISION OF WOODLAND PARK

EXHIBIT B

A permanent easement for street and utility purposes, in, under, over, upon, across and along the parcel of land lying and being in the County of St. Louis, State of Minnesota, described as follows:

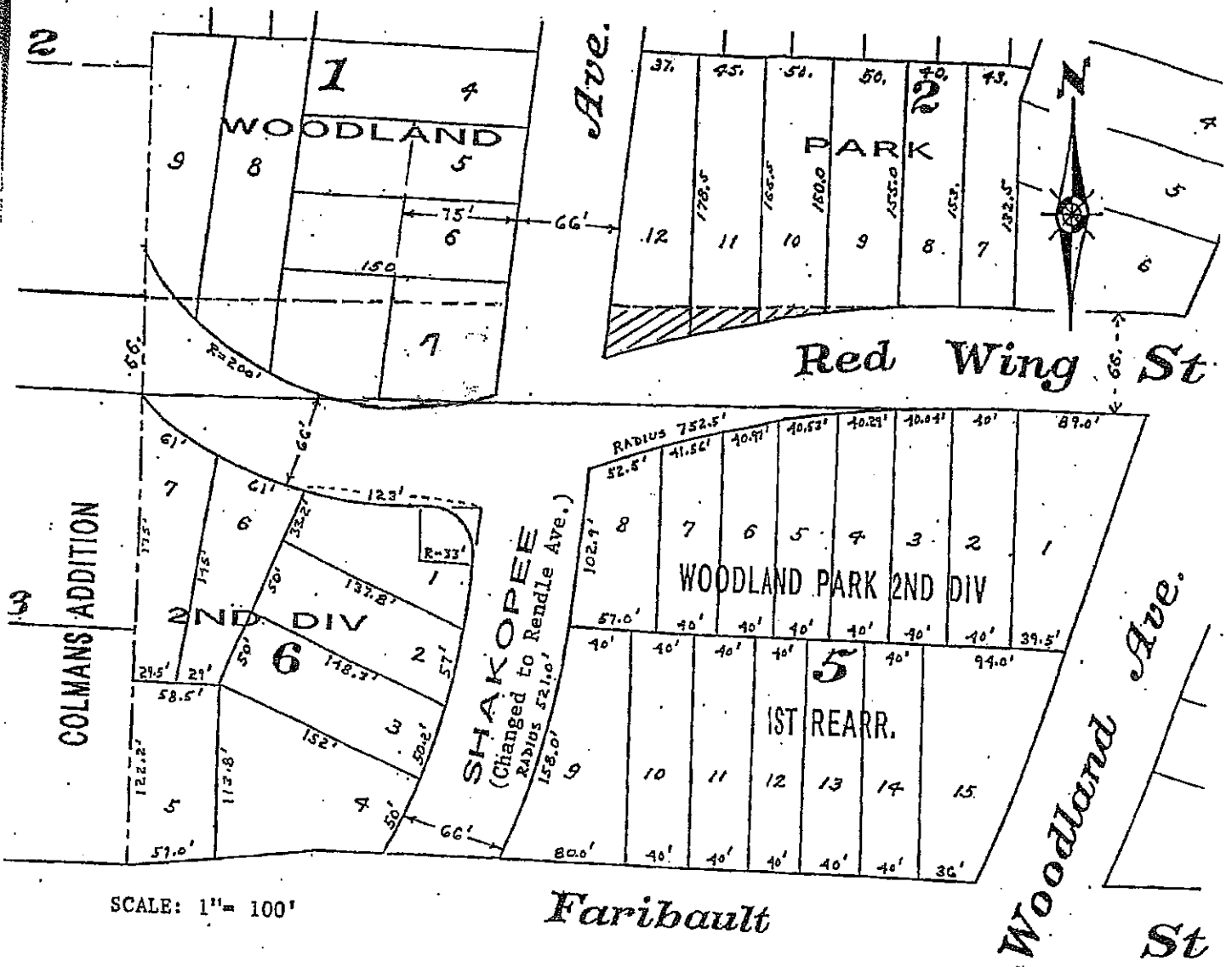
That part of Lots 9, 10, 11, and 12, Block 2, Second Division of Woodland Park which lies north of a line described as:

Commencing at the northeast corner of Lot 2, Block 5, Woodland Park, 2nd Division, 1st Rearrangement, thence westerly in a straight line to the northwest corner of Lot 7, Block 6, Woodland Park, 2nd Division,

and which lies south of a line described as:


Commencing at a point which is sixty-six feet (66") north of the northwest corner of Lot 7, Block 6, Woodland Park, 2nd Division, as measured along the western boundary of the plat of Woodland Park, 2nd Division, thence easterly in a straight line to a point on the southern boundary of Lot 6, Block 2, Woodland Park, 2nd Division, said point being at the intersection of the extended east line of Lot 2, Block 5, Woodland Park, 2nd Division, 1st Rearrangement and the south line of Lot 6, Block 2, Woodland Park, 2nd Division.

EXHIBIT C



SCALE: 1" = 100'

Plat showing the property described in Exhibit B to be acquired for street easement purposes.

The portion to be acquired is shown as  on the above plat.