

EXHIBIT 1

WARRANTY DEED

eCRV Number: N/A

Deed Tax Due: \$1.65

Date: _____, 2019

FOR VALUABLE CONSIDERATION, Stephen Charles Spencer and Susan Carol Spencer, married to each other, and Guilford Hartley Spencer, a single person, collectively, “Grantor”, hereby convey and warrant to the City of Duluth, a municipal corporation and political subdivision under the laws of the State of Minnesota, “Grantee”, real property in St. Louis County, Minnesota, legally described as follows (the “Property”):

Lots 3 through 8, Block 4, BRISTOL BEACH 1ST DIVISION

together with all hereditaments and appurtenances belonging thereto, subject to the following restriction:

Grantee, its successors and assigns, may not use the Property for residential or commercial purposes and any activity on or use of the Property that is inconsistent with this restriction, including, without limitation, the improvement or development of the Property for such purposes or the granting of a right of way across the Property in conjunction with any commercial or residential use of any other land, shall be prohibited. This restriction shall not prevent the use of the Property for any public purpose that does not unreasonably interfere with the use and enjoyment of the Benefitted Land (defined below), including but not limited to the following purposes: park, trail, recreation, lake access and special events; provided, however, no temporary or permanent buildings or structures, parking or other development of any kind may be placed or constructed on the Property for such public purposes. The purpose of these restrictions and the donation of the Property is to maintain a natural setting and provide an unobstructed view of the lake from the adjacent roadway. These restrictions shall not prevent such temporary uses necessary to maintain and improve the adjacent roadway or other actions to protect and preserve the Property that do not unreasonably interfere with the use and enjoyment of the Benefitted Land.

This restriction may be amended or modified by the express written consent of the then-fee owner of Lots 11 through 14, Block 3, Bristol Beach 1st Division, St. Louis County, Minnesota (the “Benefitted Land”), and the then-fee owner of the Property. This restriction shall run with and burden the Property and shall be deemed a covenant that touches and concerns the Property and benefits the Benefitted Land.

Check here if all or part of the described real property is Registered (Torrens) X.

Grantor certifies that the Grantor does not know of any wells on the described property.

The total consideration for this transfer of property is \$500 or less.

[Signatures to follow on the next page.]

Stephen Charles Spencer

Susan Carol Spencer

STATE OF MINNESOTA)
) SS
COUNTY OF _____)

This instrument was acknowledged before me on _____, 2019, by Stephen Charles Spencer and Susan Carol Spencer, married to each other.

Notary Public

Guilford Hartley Spencer

STATE OF MINNESOTA)
) SS
COUNTY OF _____)

This instrument was acknowledged before me on _____, 2019, by Guildford Hartley Spencer, a single person.

Notary Public

This Instrument was drafted by:

City of Duluth
Office of the City Attorney
411 W. First Street, Room 410
Duluth, Minnesota 55802

Tax statement should be sent to:
City of Duluth
411 W. First Street, Room 120
Duluth, MN 55802