

Exhibit 1

STREET EASEMENT

This STREET EASEMENT is made by JON E. AAMODT and PAULA L. AAMODT, a married couple, and JOHN R. WOODWORTH and DONNA J. WOODWORTH, a married couple (collectively “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 on the attached Exhibit A and depicted on the attached Exhibit B (the “Property”).

B. Grantor wishes to grant the City a perpetual easement for street purposes over, under, and across the Property in trust for the benefit of the public and at no cost to the City.

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 purposes over, under and across the Property (the “Easement”). 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.

[Remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, Grantor has caused this street easement to be executed effective as of _____, 2020.

Jon E. Aamodt

Paula L. Aamodt

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

This instrument was acknowledged before me this _____ day of _____, 2020 by Jon E. Aamodt and Paula L. Aamodt, a married couple.

Notary Public

John R. Woodworth

Donna J. Woodworth

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

This instrument was acknowledged before me this _____ day of _____, 2020 by John R. Woodworth and Donna J. Woodworth, a married couple.

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

All of that part of Lot 335, Block 15, Duluth Proper 2nd Division described as follows:

Commencing at the Westerly Corner of Lot 336, Block 15, of Duluth Proper 2nd Division; thence Southeasterly along the Southwesterly Lot Line of said Lots 336 and 335, 160.59' to the point of beginning; thence Notheasterly to a point 33' from the point of beginning and 159.90' from the Northwestly Line of said Lot 336; thence Southerwesterly to a point on the Southwesterly Line of said Lot 335 distant 14' Northwestly from the point of beginning; thence Southeasterly 14' along the Southwesterly Line of said Lot 335 to the point of beginning.

Containing 231.0 Sq. Ft.

EXHIBIT B

SCALE IN FEET

6

50

21st Ave West

W Michigan Street

POINT OF
BEGINNING 14'

DULUTH PROPER
2ND DIVISION

334 332 330 328

BLOCK 15

331

335 333 331 329

Lower Michigan St R/W

160.59
3159.90
336

327

I-35