

EXHIBIT 1

QUIT CLAIM DEED

eCRV# N/A

DEED TAX DUE: \$1.65

Date: _____, 2019

FOR VALUABLE CONSIDERATION, HARTLEY NATURE CENTER CORPORATION, a Minnesota non-profit corporation under the laws of the State of Minnesota (“Grantor”), hereby conveys and quitclaims to 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 and depicted on EXHIBIT A attached hereto.

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

together with all hereditaments and appurtenances.

Subject also to the following restrictions, created by this deed and enforceable by Grantor:

Grantee, its successors and assigns, shall manage the real property under its Duluth Natural Areas Program (Article XXIX, Section 2, Duluth City Code), or any successor program with the mission of protecting real estate with special or unique ecological or environmental significance (a “Nature Program”). In the event Grantee or its successors and assigns ceases to manage the real property within a Nature Program, Grantee or its successors or assigns will convey the real property back to Grantor. This restriction may be amended or modified by the express written consent of Grantor and the then-owner of the real property. This restriction shall run with and burden the real property and shall be deemed a covenant that touches and concerns the real property and benefits Grantor.

Check applicable box:

- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document.
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.
- The total consideration for this transfer of property is \$500 or less.

HARTLEY NATURE CENTER CORPORATION

By _____
_____, its _____

State of Minnesota, County of St. Louis

This instrument was acknowledged before me on _____, 2019, by _____, the _____ of HARTLEY NATURE CENTER CORPORATION, a nonprofit corporation under the laws of the State of Minnesota.

(seal)

(signature of notarial officer)

THIS INSTRUMENT WAS DRAFTED BY:

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

TAX STATEMENTS FOR THE REAL PROPERTY
DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:

City of Duluth
411 W. First Street, Room 120
Duluth, MN 55802

EXHIBIT A

Lots 1 through 15, Block 2; ALL of Block 3; ALL of Block 4; Lots 1 through 18, and 20 through 38, Block 6; ALL in FARRELL AND CULVER'S ADDITION TO KENWOOD.

EXCEPT all minerals. SUBJECT to mineral rights reserved by the State of Minnesota in Deed recorded in Book 1008 of Deeds, page 394, Book 1007 of Deeds, page 396, and to reservation of coal, oil, precious stones and mineral rights in deed recorded in Book 1014 of Deeds, page 569, Book 1052 of Deeds, page 91.

SUBJECT to mineral rights reserved by the State of Minnesota by deed filed for record in the office of the Registrar of Titles, as Document No. 260493, 260099 and 277751.

SUBJECT to the reservation of coal, oil, precious stones and mineral rights by J. C. Peterson in deed filed for record as Document No. 262818.

AND

ALL of RHODES DIVISION OF DULUTH.

EXCEPT coal, oil, precious stones and minerals.

SUBJECT to mineral rights reserved by the State of Minnesota by deed filed for record in the office of the Registrar of Titles, as Document Nos. 240478, 260493 and 277751.

AND

Lot 19, Block 6, FARRELL AND CULVER'S ADDITION TO KENWOOD.

EXCEPT minerals.

SUBJECT to such easements and servitudes as are incident to the reservation of the mineral estate by the State of Minnesota, effected by deed recorded in the office of the Registrar of Titles, as Document No. 206976.

AND

Lot 16, Block 2, FARRELL AND CULVER'S ADDITION TO KENWOOD.

All in St. Louis County, Minnesota