

EXHIBIT 2

QUIT CLAIM DEED

eCRV# _____

DEED TAX DUE: \$1.65

Date: _____, 2019

FOR VALUABLE CONSIDERATION, MARINE IRON & SHIP BUILDING COMPANY, a Minnesota corporation, (“Grantor”), hereby conveys and quitclaims 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 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.

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.

MARINE IRON & SHIP BUILDING COMPANY

By _____
_____, its _____

State of Minnesota, County of St. Louis

This instrument was acknowledged before me on _____, 2019, by _____, the _____ of MARINE IRON & SHIP BUILDING COMPANY, a Minnesota corporation.

(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 to Marine Iron Deed

Deed to City Legal Description

That portion of Minnesota Slip, as legally described below, lying westerly and northwesterly of the following-described lines:

Commencing at the intersection of the Easterly line of Minnesota Slip and the U.S. Government Harbor Line; thence northerly along said Easterly line of Minnesota Slip to the Northeast corner of Minnesota Slip and the point of beginning of the line described herein; thence deflect $146^{\circ} 38' 02''$ to the left in a southwesterly direction, on a line (the "Diagonal Line") extending at an angle of $33^{\circ} 26' 37''$ from the Northerly line of Minnesota Slip and $33^{\circ} 21' 58''$ from the Easterly line of Minnesota Slip, and along said Diagonal Line to its intersection with a line parallel with and sixty-nine (69) feet easterly of the Westerly Line of Minnesota Slip (the "Parallel Line"); thence deflect to the left and southerly along the Parallel Line to its intersection with Line A described below; thence deflect to the right and west along Line A a distance of four (4) feet to its intersection with a line parallel with and sixty-five (65) feet easterly of the Westerly Line of Minnesota Slip; thence deflect to the left and southerly along said line to the U.S. Government Harbor Line, and there terminating.

Line A

Commencing at the Northwesterly corner of Minnesota Slip; thence southerly along the Westerly line of Minnesota Slip to a point that is seven hundred (700) feet southerly of said Northwesterly corner and the point of beginning of Line A; thence deflect to the left and easterly along a line perpendicular to the Westerly line of Minnesota Slip to its intersection with the centerline of Minnesota Slip.

The interest hereby conveyed includes, but is not limited to, the right of Grantee to use the above property as it in its sole discretion sees fit, including but not limited to the temporary or permanent mooring of vessels, ships, or boats, including the William A. Irvin.

Minnesota Slip legal description:

All that part of the Minnesota Slip and all those parts of the Commerce Division of Duluth, Industrial Division of Duluth, Transfer Division of Duluth and Cowell's Addition to Duluth, according to the recorded plats thereof, and all those parts of Government Lot 3 and Government Lot 4, Section 27, Township 50 North, Range 14 West of the Fourth Principal Meridian; all in St. Louis County, Minnesota, described as follows:

Commencing at the intersection of the Easterly right of way line of 5th Avenue West with the U.S.. Government Harbor Line, thence Northeasterly, along said U.S. Government Harbor Line, a distance of 1051.06 feet to the intersection with the Westerly line of said Minnesota Slip and said intersection being the point of beginning of the parcel to be described; thence deflect $66^{\circ} 47' 00''$ to the left in a Northerly direction, along said Westerly line of the Minnesota Slip, a distance of 955.54 feet to the Southeasterly right of way line of Interstate 35; thence deflect $66^{\circ} 43' 56''$ to the right in a Northeasterly direction, along said right of way line, a distance of 163.28 feet to the Easterly line of said Minnesota Slip; thence deflect $113^{\circ} 16' 04''$ to the right in a Southerly

direction, along said Easterly line of the Minnesota Slip, a distance of 955.70 feet to the U.S. Government Harbor Line; thence deflect $66^{\circ} 47' 00''$ to the right in a Southwesterly direction, along said U.S. Government Harbor Line, a distance of 163.22 feet to the point of beginning.