

Exhibit 1

EASEMENT NO. E14210005

EASEMENT

THIS EASEMENT, is made this 21st day of December, 2021, by the State of Minnesota in trust for the taxing districts, by and through the Auditor of the County of St. Louis, hereinafter called the "Grantor," in favor of the City of Duluth, Minnesota, hereinafter called the "Grantee."

WITNESSETH, whereas the Grantee has applied to the Grantor for the granting of an easement for utility purposes over certain tax forfeited lands owned by the State of Minnesota in trust for the taxing districts, situated in the County of St. Louis, and administered by the Grantor.

NOW, THEREFORE, the Grantor, pursuant to the authority of Minn. Stat. § 282.04, Subd. 4, and Resolution No. 21-709 dated 12/14/2021, of the St. Louis County Board of Commissioners, and in consideration of the sum of one hundred fifty dollars (\$150) to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, which amount constitutes full payment for the rights and interests herein conveyed including payment for any improvements, timber and forest growth that will be destroyed on the Easement Area (defined below), does hereby grant and convey unto the Grantee, its heirs, assigns, successors, executors, administrators, tenants and licensees, a perpetual easement for utility purposes over, under, and across the lands described and depicted on Exhibit A (the "Easement Area"). The easement granted herein shall extend to and bind the successors and assigns of the Grantor and the Grantee and shall run with the land.

IN TESTIMONY WHEREOF, the Grantor has caused this easement to be executed by the Auditor, County of St. Louis, the day and year first above written.

ST. LOUIS COUNTY,
STATE OF MINNESOTA



Jason Meyer
DEPUTY AUDITOR

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

On this 21 day of December, 2021, before me, a Notary Public within and said County, personally appeared Jason Meyer, to me personally known, who, being by me duly sworn did say that s/he is the Auditor (Deputy) of the County of St. Louis, State of Minnesota, and the foregoing instrument was signed and sealed on behalf of the State of Minnesota by its authority, and s/he acknowledged said instrument to be the free act and deed of the State of Minnesota.



Notary Public

This instrument was drafted by:
Office of the City Attorney
Room 410 City Hall
411 West 1st Street
Duluth, MN 55802-1198

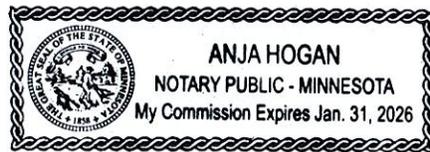
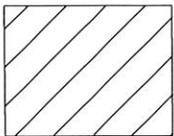
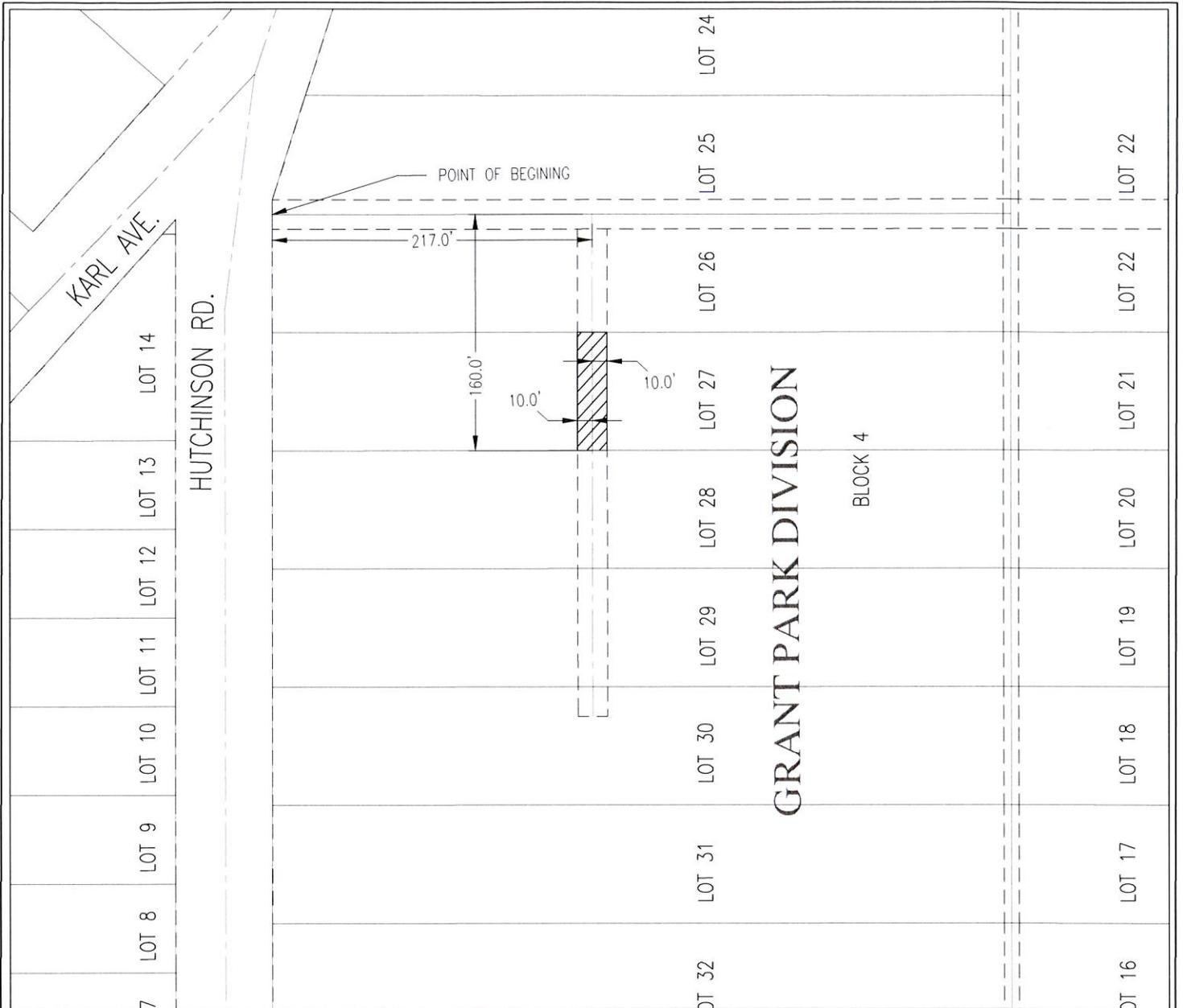


EXHIBIT A



UTILITY EASEMENT AREA



That part of Lot 27, Block 4, Grant Park Division of Duluth, according to the recorded plat thereof, lying 10 feet on each side of a line described as follows: Beginning at the West corner of Lot 26, Block 4, Grant Park Division of Duluth; thence 217 feet northeasterly along the northwest line of lot 26; thence deflecting 90 degrees to the right 160 feet more or less, to the southeasterly line of Lot 27, and there terminating.

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Greg Stoewer
 Greg Stoewer

21774 *Dec. 6, 2021*
 MN. License # Date

Approved by the City Engineer of the City of Duluth, MN this the 3rd day of DEC 2021.

By *[Signature]*