

ATTACHMENT 1

Easement No. E13180001

EASEMENT AGREEMENT

This EASEMENT AGREEMENT, entered into this ____ day of _____ 2018, by the State of Minnesota in trust for the taxing districts by and through the St. Louis County Auditor, "Grantor", and the City of Duluth, a municipal corporation created and existing under the laws of the State of Minnesota, "Grantee":

WITNESSETH:

WHEREAS, Grantor is the owner of the property in St. Louis County, Minnesota legally described as follows (the "Property"):

The South Half of the Southwest Quarter of the Northeast Quarter of the Northwest Quarter (S 1/2 of SW 1/4 of NE 1/4 of NW 1/4) of Section Five (5), Township Forty Nine (49) North, Range Fourteen (14) West of the Fourth (4th) Principal Meridian

EXCEPT the East 25 feet of the South 141 Feet;

EXCEPT a parcel of land bounded on the North by a line parallel with and 80 feet North of the Northerly line of Bryant Addition to Duluth, Third Division; bounded on the South by the Northerly line of Bryant Addition to Duluth, Third Division; bounded on the East by a prolongation of the East line of Lot 9, Block 1, Bryant Addition to Duluth, Third Division; and bounded on the West by a prolongation of the West line of Lot 6, Block 1, Bryant Addition to Duluth, Third Division;

EXCEPT that part of the South Half of the Southwest Quarter of the Northeast Quarter of the Northwest Quarter (S 1/2 of SW 1/4 of the NE 1/4 of the NW 1/4) beginning at the Northwest corner of the South Half of the Southwest 1/4 of the Northeast Quarter of the Northwest Quarter, thence north 89 degrees 06 minutes and 03 seconds east along the north line of said South Half of the Southwest Quarter of the Northeast Quarter of the Northwest Quarter a distance of 63.67 feet; thence south 39 degrees 01 minute 38 seconds west a distance of 99.5 feet to a point on the west line of said South Half of the Southwest Quarter of the Northeast Quarter of the Northwest Quarter; thence north 0 degrees 45 minutes 17 seconds west along said west line 76.31 feet to the point of beginning;

and

WHEREAS, Grantor wishes to convey to the Grantee non-exclusive easements as hereinafter described for road and utility purposes over the Property for the benefit of the Property, the location of which easements are more particularly described as follows ("Easement 1"):

The southerly 30.00 feet of the South Half of the Southwest Quarter of the Northeast Quarter of the Northwest Quarter (S 1/2 of SW 1/4 of NE 1/4 of NW 1/4) of Section Five (5), Township Forty-Nine (49) North, Range Fourteen (14) West of the Fourth (4th)

Principal Meridian that is bounded on the east by a line that is parallel to and 25.00 feet west of the east line of said S 1/2 of SW 1/4 of NE 1/4 of NW 1/4, and is bounded on the west by the northerly extension of the east line of Lot Nine (9), Block One (1), Bryant Addition to Duluth Third Division

and ("Easement 2"):

The southerly 30.00 feet of the South Half of the Southwest Quarter of the Northeast Quarter of the Northwest Quarter (S 1/2 of SW 1/4 of NE 1/4 of NW 1/4) of Section Five (5), Township Forty-Nine (49) North, Range Fourteen (14) West of the Fourth (4th) Principal Meridian that is lying west of the northerly extension of the west line of Lot Six (6), Block One (1), Bryant Addition to Duluth Third Division.

NOW THEREFORE, in consideration of \$242 and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor does grant, sell, bargain and convey to Grantee in trust for the general public permanent, perpetual and non-exclusive easements for road and utility purposes, which easements are described above as Easement 1 and Easement 2. The easements intended to be granted are more clearly shown on Exhibit A attached hereto and made a part hereof.

DEPUTY AUDITOR

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

On this ____ day of _____, 20____, before me, a Notary Public within and for said County, personally appeared _____, to me personally known, who, being by me duly sworn did say that he is the Auditor (Deputy) of the County of St. Louis, State of Minnesota, and that the seal affixed to the foregoing instrument is the corporate seal of the County of St. Louis, and that said instrument was signed and sealed on behalf of the State of Minnesota by its authority, and he acknowledged said instrument to be the free act and deed of the State of Minnesota.

This instrument drafted by:
Robert E. Asleson
Assistant City Attorney
City of Duluth
411 W. 1st St.
Room 411 City Hall
Duluth, MN 55802
(218)730-5490

Notary Public