

Attachment 1

ROAD AND UTILITY EASEMENT

THIS ROAD AND UTILITY EASEMENT is made this 29th day of March, 2019, by BRETMIN CORPORATION, a Minnesota corporation ("Grantor"), in favor of CITY OF DULUTH, a municipal corporation under the laws of the State of Minnesota ("City").

WHEREAS, Grantor is the owner of real property in St. Louis County, Minnesota legally described as Lots 13 and 14, INTERSTATE DIVISION (the "Property");

WHEREAS, Grantor wishes to grant to City a permanent easement for roadway and utility purposes over a portion of the Property at no cost to City;

NOW, THEREFORE, Grantor, for good and valuable consideration, the receipt and sufficiency of which is acknowledged, does grant to City, its successors and assigns, forever, in trust for the benefit of the public, a permanent easement for roadway and utility purposes over, under, and across that portion of the Property legally described and depicted on the attached Exhibit A (the "Easement"). The Easement shall extend to and bind the successors and assigns of Grantor and City and shall run with the land. This agreement shall be governed by the laws of the State of Minnesota, and all terms, conditions, and covenants herein shall be interpreted in accordance therewith. Grantor represents to City that the individuals executing this document on behalf of Grantor have the requisite authority to execute this document, and to bind Grantor thereto, and that no additional signatures are required to effectuate the Easement.

IN WITNESS WHEREOF, the foregoing has been executed as of the day and year first above written.

BRETMIN CORPORATION

By: [Signature]

Its: President

Florida
STATE OF MINNESOTA)
) SS
COUNTY OF Martin)

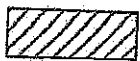
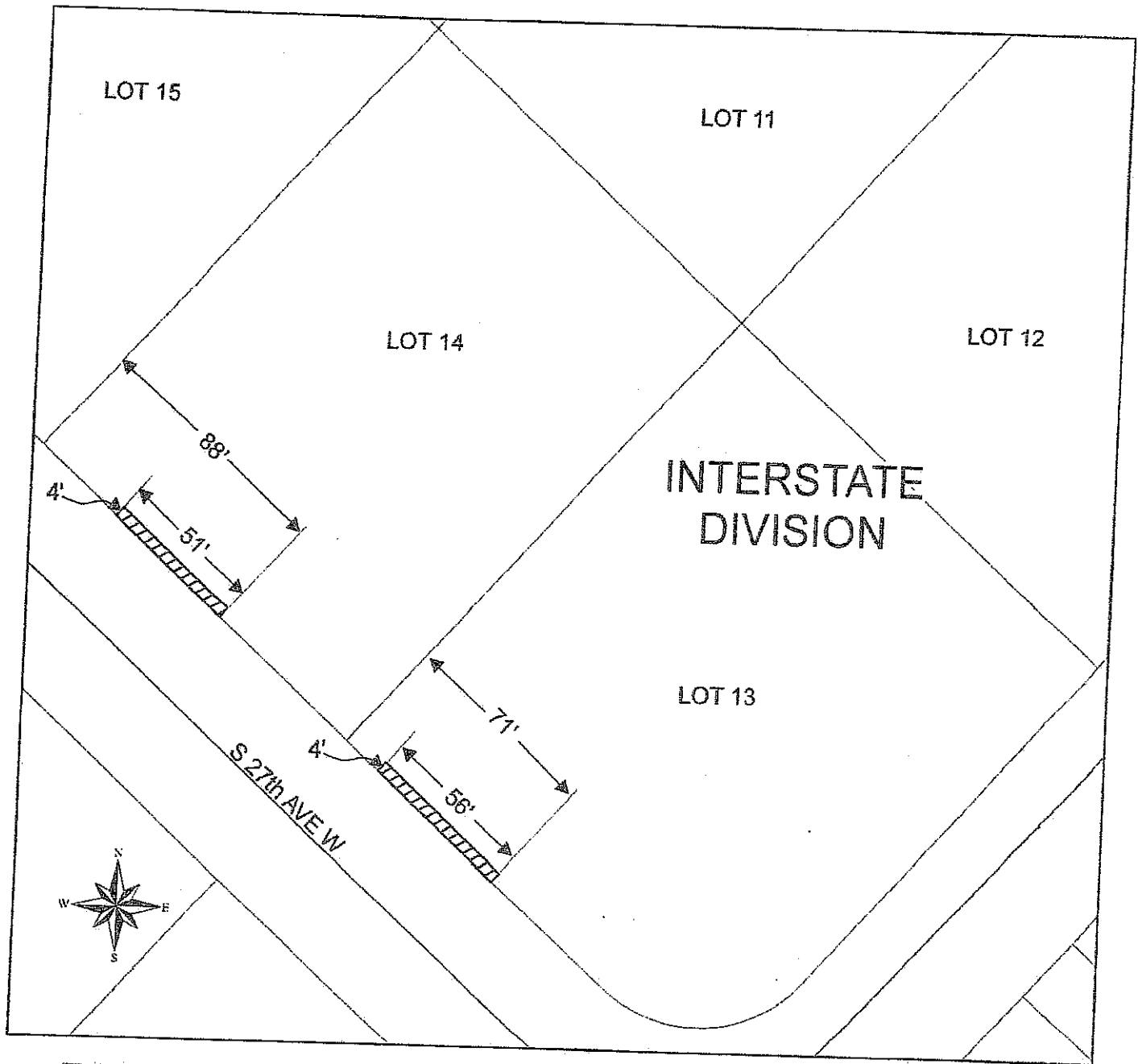
The foregoing instrument was acknowledged before me this 29 day of March, 2019, by Daniel Thompson the President of BRETMIN CORPORATION, a Minnesota corporation.

[Signature]
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:
Assistant City Attorney
City of Duluth
411 West First Street, Room 410
Duluth, MN 55802



Exhibit A



Easement Area

0 50
Feet

A strip of land over, under, and across the southwesterly 4 feet of the southeasterly 51 feet of the northwesterly 88 feet of Lot 14, Interstate Division, according to the recorded plat thereof.
AND

A strip of land over, under, and across the southwesterly 4 feet of the southeasterly 56 feet of the northwesterly 71 feet of Lot 13 of said Interstate Division.

[Signature]

APPROVED BY CITY ENGINEER

3-27-19

DATE