

EXHIBIT B

(Top 3 inches reserved for recording data)

QUIT CLAIM DEED WITH RESTRICTIVE COVENANT

Individual(s) to Business Entity

eCRV number: _____

DEED TAX DUE: \$ _____

DATE: _____

FOR VALUABLE CONSIDERATION, Thomas J. Bergum and LaDonna E. Bergum, married to each other ("Grantor"), hereby convey and quitclaim to the City of Duluth, a municipal corporation under the laws of the State of Minnesota ("Grantee"), real property in St. Louis County, Minnesota, legally described as follows:

The south 150.00 feet of the Northwest One-quarter of the Northwest One-quarter (NW 1/4 of NW 1/4) of Section Nine (9), Township Fifty (50) North, Range Fourteen (14) West of the Fourth Principal Meridian, City of Duluth, St. Louis County, Minnesota.

This conveyance is subject to a covenant running with the land that the property so conveyed shall be designated as a public park and shall be used solely for construction and public use of hiking and Nordic ski trails, which trails shall not be authorized by the City of Duluth, its successors, or assigns, for use by motorized-vehicles except as required by the City of Duluth for maintenance and construction. Grantor does not retain a power of termination or reversionary interest in the conveyed property.

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

together with all hereditaments and appurtenances belonging thereto.

Total consideration is \$500 or less.

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 or has been electronically filed. (If electronically filed, insert WDC number: [...].)
- ☐ 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.

Grantor

Thomas J. Bergum

LaDonna E. Bergum

State of Minnesota, County of _____

This instrument was acknowledged before me on _____, 2015, by Thomas J. Bergum and LaDonna E. Bergum, married to each other.

(Stamp)

(signature of notarial officer)

Title (and Rank): _____

My commission expires: _____
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:

Olson, Lucas & Redford, PA (JMR)
One Corporate Center I
7401 Metro Boulevard, Suite 575
Edina, MN 55439

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

City of Duluth
410 City Hall
Duluth, MN 55802
218-730-5490