

EXHIBIT 1

STREET AND UTILITY EASEMENT

This STREET AND UTILITY EASEMENT is made by CONRAD B. BEAULIEU and LORI A. BEAULIEU, married to each other, (“Grantor”), in favor of the CITY OF DULUTH, a municipal corporation and political subdivision created and existing under the laws of the State of Minnesota (the “City”).

RECITALS

- A. Grantor owns the real property in St. Louis County, Minnesota legally described on the attached Exhibit A (the “Property”).
- B. Grantor wishes to grant the City a street and utility easement over a portion of the Property in trust for the benefit of the public and at no cost to the City (the “Easement”).
- C. The location of the Easement is that portion of the Property legally described on the attached Exhibit B (the “Easement Area”).

NOW, THEREFORE, for good and valuable consideration, Grantor grants to the City, in trust for the benefit of the public, a perpetual easement for street and utility purposes over, under and across the Easement Area. The Easement shall extend to and bind the heirs, successors and assigns of Grantor and the City and shall run with the land. This easement document 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 the City that the individual(s) executing this document on behalf of Grantor have the requisite authority to execute this document, and to bind Grantor thereto.

IN WITNESS WHEREOF, Grantor has caused this street and utility easement to be executed effective as of _____, 2023.

CONRAD B. BEAULIEU

LORI A. BEAULIEU

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

This instrument was acknowledged before me this _____ day of _____, 2023, by Conrad B. Beaulieu and Lori A. Beaulieu, married to each other, Grantor.

Notary Public

This instrument was drafted by:
Office of the City Attorney
Room 440 City Hall
411 West 1st Street
Duluth, MN 55802-1198

EXHIBIT A
LEGAL DESCRIPTION OF GRANTOR PROPERTY

W ½ of NE ¼ of NW ¼ of SE ¼, SECTION 35, TOWNSHIP 51 North of RANGE 14 West of the Fourth Principal Meridian.

EXCEPT minerals and mineral rights.

SUBJECT to the mineral reservations by the State of Minnesota contained in deed recorded in Book 1068 of Deeds, page 668.

EXHIBIT B
LEGAL DESCRIPTION OF EASEMENT AREA

South 50 feet of the West 142.73 feet of the W $\frac{1}{2}$ of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of SE $\frac{1}{4}$, SECTION 35,
TOWNSHIP 51 North of RANGE 14 West of the Fourth Principal Meridian.