

SLOPES AND FILLS EASEMENT

THIS SLOPES AND FILLS EASEMENT is made this 11 day of February, 2018, by Wade D. Kubat and Julie Ann Kubat, as Trustees of the W & J Family Trust (“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 on the attached Exhibit A (the “Property”);

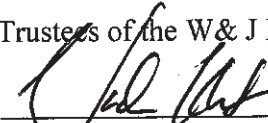
WHEREAS, Grantor wishes to grant to City a permanent easement for slopes and fills purposes over the Property at no cost to City.

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 slopes and fills purposes (the “Easement”) over, under, and across that portion of the Property legally described and depicted on the attached Exhibit B.

The laws of the State of Minnesota shall govern this easement document, and all terms, conditions, and covenants in this document shall be interpreted in accordance therewith. The Easement shall extend to and bind the successors and assigns of Grantor and City and shall run with the land.

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

Trustees of the W & J Family Trust



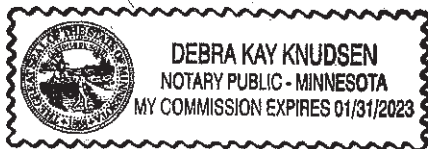
Wade D. Kubat

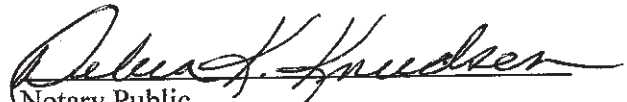


Julie Ann Kubat

STATE OF MINNESOTA)
) SS
COUNTY OF St. Louis)

The foregoing instrument was acknowledged before me this 11th day of February, 2018, by Wade D. Kubat and Julie Ann Kubat, as Trustees of the W & J Family Trust.





Notary Public

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