

EXHIBIT 1

ROAD AND UTILITY EASEMENT

THIS ROAD AND UTILITY EASEMENT is made this 5th day of September, 2017, by SPIRIT BAY DEVELOPMENT COMPANY, 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 described as Lot Nine (9), Block Two (2), SPIRIT COVE 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 the Property in the location legally described and depicted on the attached Exhibit A.

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

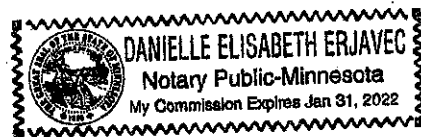
SPIRIT BAY DEVELOPMENT COMPANY

By: Dale M. Johnson
Its President

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

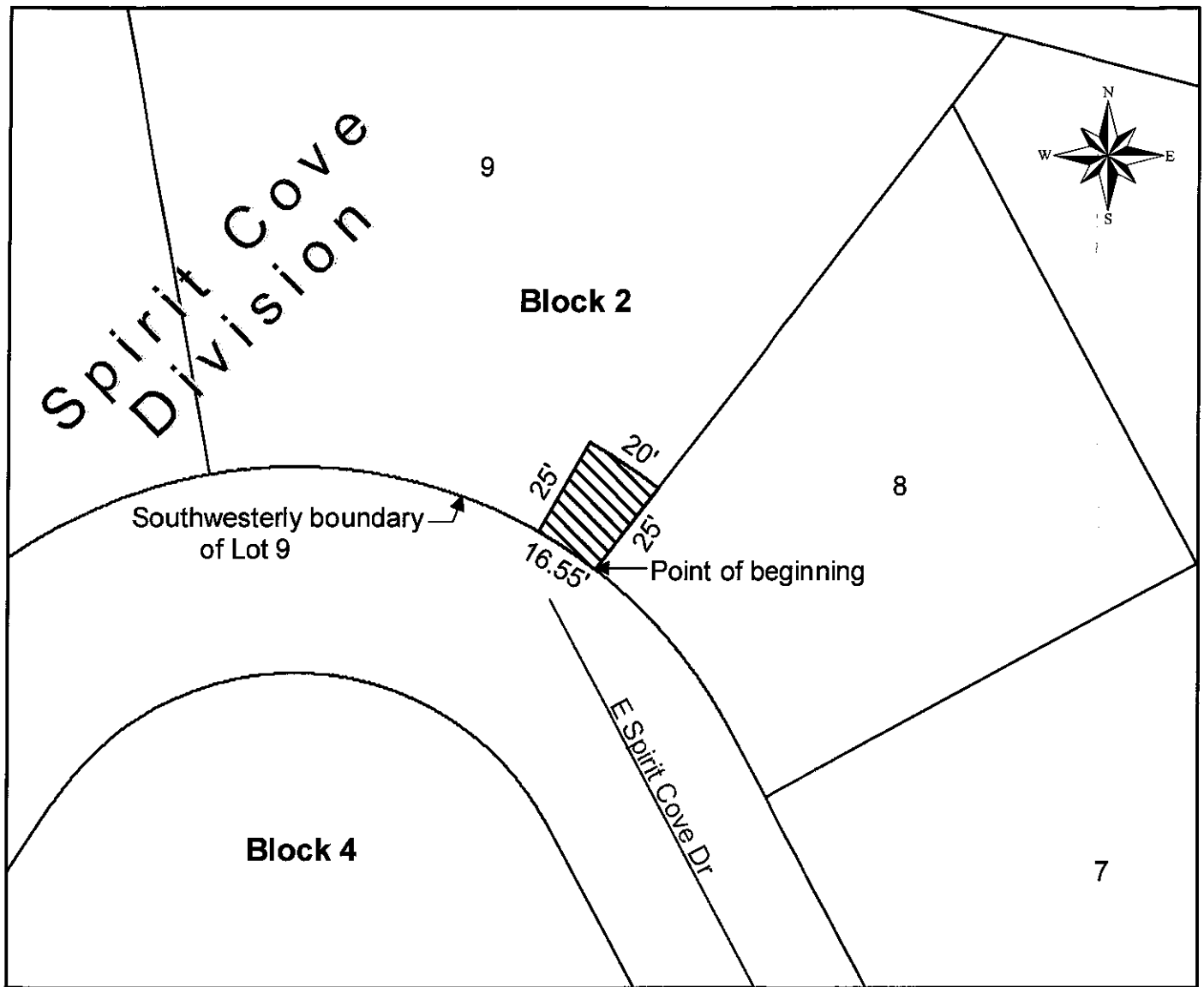
The foregoing instrument was acknowledged before me this 5th day of
September, 2017, by Dale Johnson, the President of Spirit Bay Development
Company, a Minnesota corporation, on behalf of said corporation.

Danielle Erjavec
Notary Public



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

Exhibit A



Easement

0 40
Feet

A Road and Utility easement across Lot 9, Block 2 of Spirit Cove Division, Duluth, Minnesota, according to the recorded plat thereof, described as follows:

Beginning at the southeast corner of said Lot 9; thence northwesterly 16.55 feet along an arc that is the southwesterly boundary of Lot 9; thence northeasterly 25.00 feet along a line radial to said arc; thence southeasterly 20.00 feet along an arc that is concentric with and distant 25.00 feet northeasterly of the southwesterly arc boundary of Lot 9 to the southeast line of Lot 9; thence southwesterly 25.00 feet along the southeast line of Lot 9 to the point of beginning.

APPROVED BY CITY ENGINEER

9-11-17

DATE