

Attachment 1
ROAD AND UTILITY EASEMENT

THIS ROAD AND UTILITY EASEMENT is made 29, March,
thisday of 2019, by L.J. WALSH 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 legally
described as Lot 8, INTERSTATE DIVISION (the "Property");

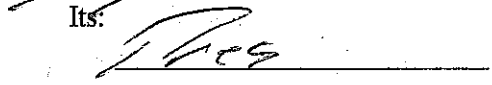
WHEREAS, Grantor wishes to grant to City a permanent easement for roadway and utility
purposes over a portion of the Property at no cost to City;

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.

L.J. WALSH COMPANY

By: 

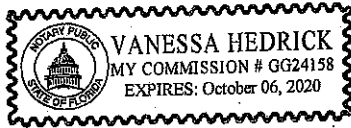
Its: 

Florida
STATE OF MINNESOTA

COUNTY OF Monroe

The foregoing instrument was acknowledged before me thisday of 29, March

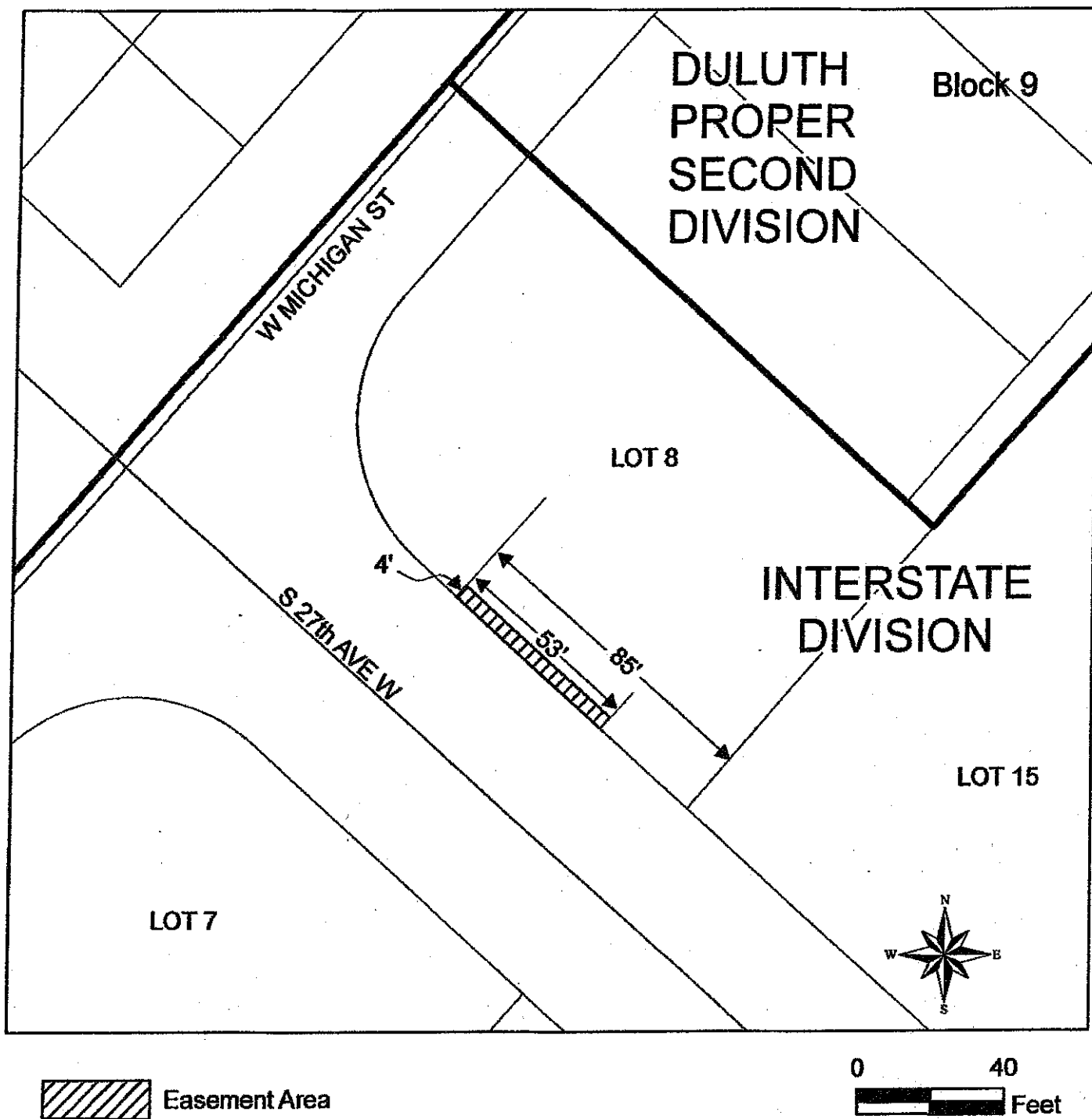
2019, by Bryan Walsh the President of L.J. WALSH COMPANY, a Minnesota corporation.



Vanessa Hedrick
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:
Assistant City Attorney
City of Duluth
41 1 West First Street, Room 410
Duluth, MN 55802

Exhibit A



A strip of land over, under, and across the southwesterly 4 feet of the northwesterly 53 feet of the southeasterly 85 feet of Lot 8, Interstate Division, according to the recorded plat thereof.