

EXHIBIT 2

QUIT CLAIM DEED

eCRV Number: _____

Deed Tax Due: \$ _____

Date: _____, 2023

FOR VALUABLE CONSIDERATION, the CITY OF DULUTH, a municipal corporation and political subdivision under the laws of the State of Minnesota, "Grantor," hereby conveys and quitclaims to DULUTH ECONOMIC DEVELOPMENT AUTHORITY, a public body, corporate and politic and political subdivision under the laws of the State of Minnesota, "Grantee," real property in St. Louis County, Minnesota, described as follows (the "Property"):

Lots 78 and 80, Block 1, DULUTH PROPER THIRD DIVISION
Lot 78, Block 8, CENTRAL DIVISON OF DULUTH

Except the cantilevered sidewalk and storage building previously conveyed by Grantor in that certain instrument dated September 6, 1996, registered in the Office of the St. Louis County, Minnesota Registrar of Titles on October 3, 1996 as Document No. 619913.

together with all hereditaments and appurtenances belonging thereto, and subject to the following easements and restrictive covenants:

(1) the existing easement in favor of the City of Duluth for public highway purposes as described in an instrument dated February 23, 1966 and registered in the Office of the St. Louis County, Minnesota Registrar of Titles on July 25, 1966 as Document No. 321640.

(2) a perpetual easement for street and utility purposes reserved and dedicated by Grantor, in trust for the benefit of the public, over, under and across that portion of the Property described as follows:

A strip of land thirteen feet (13') in width in Lot 80, Block 1, DULUTH PROPER THIRD DIVISION, lying between the following two lines:

A line Nineteen feet (19') northeast of and parallel with the southwest line of said Lot 80

A line Thirty-two feet (32') northeast of and parallel with the southwest line of said Lot 80

AND

That portion of the northwest Fifteen feet (15') of Lots 78 and 80, Block 1, DULUTH PROPER THIRD DIVISION, lying between the following two lines:

A line Thirty-two feet (32') northeast of and parallel with the southwest line of said Lot 80

A line Fifty-four feet (54') northeast of and parallel with the southwest line of said Lot 80

This easement shall run with the land and be binding upon Grantee and its successors and assigns.

(3) Grantee, its successors and assigns, must maintain the Property as undeveloped open space and shall not construct or place temporary or permanent buildings, structures or storage containers on the Property. This restriction shall not prevent Grantee and its successors and assigns from: (a) installing landscaping and fencing on the Property, as permitted by City Code and other applicable law; or (b) repairing or replacing, in similar manner and in substantially the same location, the cantilevered sidewalk and storage building located in whole or in part on the Property

and conveyed by Grantor in that certain instrument dated September 6, 1996, registered in the Office of the St. Louis County, Minnesota Registrar of Titles on October 3, 1996 as Document No. 619913.

(4) Grantee, its successors and assigns, shall not allow anyone to leave or park a motor vehicle on the Property; however, motor vehicles are not prohibited from entering and crossing the Property, if permitted by City Code and other applicable law. This restriction does not apply to bicycles or other non-motorized vehicles.

(5) all other existing easements, restrictions and reservations of record.

Grantee agrees that City of Duluth shall sustain irreparable harm and damages if the restrictions set forth in paragraphs (3) and (4) are violated and therefore City of Duluth shall have the right to a temporary restraining order, a temporary injunction and a permanent injunction in order to enforce the restrictions. The restrictions may be amended or modified only by the express written agreement of the City of Duluth, which agreement must be recorded with the St. Louis County Registrar of Titles. Each restriction shall run with and burden the Property and shall be deemed a covenant that touches and concerns the Property and benefits the City of Duluth. HOWEVER, the restrictions set forth in paragraphs (3) and (4) shall not restrict the City of Duluth's or the public's use of the Property for highway, street or utility easement purposes as set forth in the easements recited in paragraphs (1) and (2) above or any future easements in favor of the City of Duluth.

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

Grantor certifies that the Grantor does not know of any wells on the Property.

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