

EXHIBIT 2

EASEMENT AGREEMENT

This EASEMENT AGREEMENT, entered into this 2nd day of March 2017, by and between Carla M. Pearson and Dale A. Pearson, trustees of the Trust Agreement for Carla M. Pearson dated April 22, 2014, "Grantor" and the City of Duluth, a municipal corporation created and existing under the laws of the State of Minnesota, "Grantee":

WITNESSETH:

Whereas, Grantor is the owner of the property in St. Louis County, Minnesota legally described as follows (the "Property"):

Lots 18 and 19, Block 14, GREYSOLON FARMS FIRST DIVISION OF
DULUTH;

and;

Whereas, Grantor wishes to convey to the Grantee an easement as hereinafter described for the use thereof by Grantee's street maintenance equipment and emergency vehicles over the Property for the benefit of the Property and at no cost to Grantee.

NOW THEREFORE, in consideration of One (\$1.00) Dollar and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor does grant, sell, bargain and convey to Grantee, in its proprietary capacity, a permanent, perpetual and non-exclusive easement for the use thereof by Grantee's street maintenance equipment and emergency vehicles over the Property, the location of which easement is more particularly described as follows:

That Portion of Lots 18 and 19, Block 14, GREYSOLON FARMS FIRST
DIVISION OF DULUTH described as follows:

The Easterly 50' from 50' north of the south property line to 90' north of
the south property line of Lot 19, Block 14, GREYSOLON FARMS
FIRST DIVISION OF DULUTH.

The easement intended to be granted is more clearly shown on Exhibit A attached hereto and made a part hereof.

Trust Agreement for Carla M. Pearson
dated April 22, 2014

By:

Carla M. Pearson
Carla M. Pearson, Trustee

By:

Dale A. Pearson
Dale A. Pearson, Trustee

Grantor

STATE OF MINNESOTA

)

) ss.

COUNTY OF ST. LOUIS

)

The foregoing instrument was acknowledged before me this 2nd day of March 2017 by Carla M. Pearson and Dale A. Pearson, Trustees of the Trust Agreement for Carla M. Pearson, on behalf of the Trust.

Stacey Angela Henstorf
Notary Public

This instrument drafted by:

Robert E. Asleson
Assistant City Attorney
City of Duluth, Minnesota
411 West First street
Room 410 City Hall,
Duluth, MN 55802
(218) 730-5490

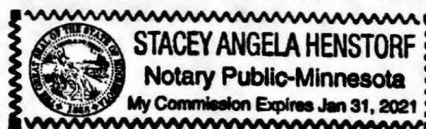
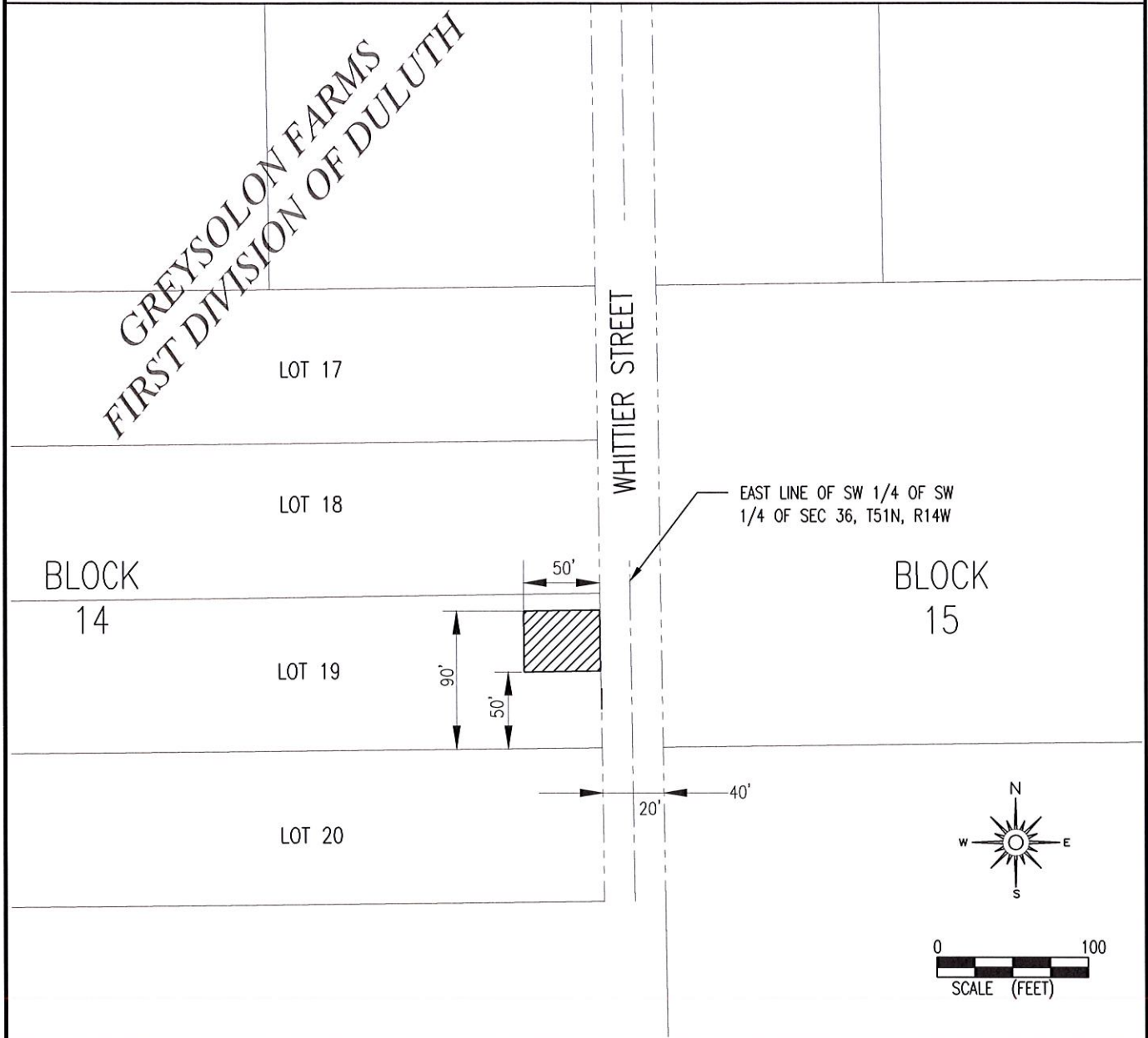


EXHIBIT A



EASEMENT DESCRIPTION

That part of Lot 19, Block 14 GREYSON FARM FIRST DIVISION OF DULUTH described as follows:

The easterly 50' from 50' north of the south property line to 90' north of the south property line of Lot 19, Block 14, GREYSON FARM FIRST DIVISION OF DULUTH.

[Signature]

CITY ENGINEER

3-2-17

DATE