

(Top 3 inches reserved for recording data)

**WARRANTY DEED**  
**Individual(s) to Business Entity**

**Minnesota Uniform Conveyancing Blanks**  
**Form 10.1.3 (2018)**

eCRV number: \_\_\_\_\_

DEED TAX DUE: \$ 1.65

DATE: 4-9-2021  
(month/day/year)

FOR VALUABLE CONSIDERATION, Thomas Reistad and Bridget Reistad, husband and wife  
(insert name and marital status of each Grantor)

\_\_\_\_\_  
(Grantor),

hereby conveys and warrants to Bleva, LLC  
(insert name of each Grantee)

a Limited Liability Company under the laws of Minnesota (Grantee),  
real property in St. Louis County, Minnesota, legally described as follows:

Lot Two Hundred Seventeen (217), Lake Avenue, Upper Duluth, St. Louis County, Minnesota, according to the plat thereof.

The total consideration for this transfer is less \$500.00.

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

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

## Check applicable box:

- ☒ The Seller certifies that the Seller does not know of any wells on the described real property.
- ☐ A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: \_\_\_\_\_.)
- ☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor

(signature) Thomas Reistad

(signature) Bridget Reistad

(signature)

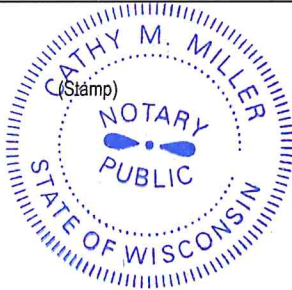
(signature)

WI  
State of ~~Minnesota~~, County of Douglas

This instrument was acknowledged before me on 4-9-2021, by \_\_\_\_\_  
(month/day/year)

Thomas Reistad and Bridget Reistad, husband and wife

(insert name and marital status of each Grantor)



(signature of notarial officer)

Title (and Rank): \_\_\_\_\_

My commission expires: 6-27-2021  
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:  
(insert name and address)

Suzanne M. Blank  
Ledin, Olson & Cockerham, S.C.  
1109 Tower Avenue  
Superior, WI 54880

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:

(insert legal name and residential or business address of Grantee)

Bleva, LLC  
2536 Minnesota Avenue  
Duluth, MN 55802

## EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT is entered into by Thomas Reistad and Bridget Reistad, husband and wife, hereinafter Reistads and Bleva, LLC, a Minnesota Limited Liability Company, hereinafter Bleva.

***WHEREAS,***

A. Reistads are the current owners of 806 Lake Avenue S., Duluth, MN legally described as:

**Lot Two Hundred Nineteen (219), Lake Avenue, Upper Duluth, according to the recorded plat thereof. Subject to claim of State of Minnesota in and to the riparian rights abutting said lot on the Easterly side thereof, as more particularly shown in Book 670 of Deeds, page 16 thereof, and Book 679 of Deed, page 185 thereof, respectively, on file in the Office of the County Recorder of St. Louis County, Minnesota.**

(Hereinafter "Parcel 1").

B. Bleva is the current owner of 802 Lake Avenue S., Duluth, MN legally described as:

**Lot Two Hundred Seventeen (217), Lake Avenue, Upper Duluth, St. Louis County, Minnesota, according to the plat thereof.**

(Hereinafter "Parcel 2").

C. Parcel 1 and Parcel 2 are adjacent to each other and both contain a building that houses multiple units. There is a driveway between the properties located on Parcel 1 that creates access to off street parking to both Parcels.

D. ***WHEREAS,*** the City of Duluth has determined that, in order for this proposed project to comply with the requirements of the City's Unified Development Chapter, Chapter 50 of the Duluth City Code, 1959 as amended (the "UDC"), the parties must enter into an easement

granting Parcel 2 perpetual and non-exclusive use of the driveway over Parcel 1 for ingress and egress unless the City agrees that said easement is no longer necessary to comply with the requirements of the UDC and consents to its vacation.

In addition, if either party sells, assigns or transfers either of the parcels, the Easement herein shall run with the land according to terms herein.

E. **WHEREAS**, the parties understand that in order for these properties to enjoy the appropriate number of off street parking's assigned to these multifamily units it will be necessary for Parcel 1 to grant Parcel 2 an Easement for ingress and egress.

F. **WHEREAS**, the parties desire to establish a perpetual Easement.

**NOW THEREFORE**, for and in consideration of the above statements, which is deemed a material and substantive part of this Agreement and other good and valuable consideration, the parties hereby agree as follows:


1. Reistads hereby grant a permanent, perpetual non-exclusive easement for ingress and egress for the benefit of Parcel 2 over the Northeasterly 14 feet of Parcel 1 to provide access to Parcel 2 for off street parking on Parcel 2. See Exhibit A attached. The parties shall equally share the costs of maintaining and repairing the driveway subject to this Easement.

2. Parties state that this grant of easement is perpetual and shall run with the land and shall be binding on and shall inure to the benefit of all parties to this agreement, their respective heirs, successors or assignees.


3. This Easement may only be terminated with the consent of the City of Duluth as evidence by a resolution of its City Council.

4. This Easement shall be governed by the laws of the State of Minnesota.

Dated: 4-9-2021

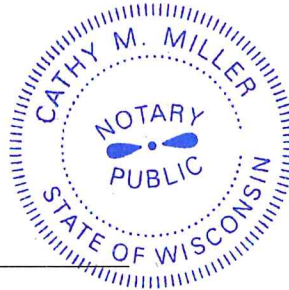
  
Thomas Reistad

Dated: 4-9-2021

  
Bridget Reistad

Subscribed and sworn to before me this 9 day of April, 2021.

  
Notary Public, Douglas County, WI  
My Commission Expires: 6-27-2021



Dated: \_\_\_\_\_

City of Duluth:

By: \_\_\_\_\_ Its: Mayor \_\_\_\_\_

Attest: \_\_\_\_\_ Its City Clerk

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 2021

\_\_\_\_\_  
Notary Public, \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

Dated: \_\_\_\_\_

Bleva, LLC, a Minnesota Limited Liability Company

By: \_\_\_\_\_ Its: \_\_\_\_\_

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**THIS INSTRUMENT WAS  
DRAFTED BY  
Suzanne M. Blank  
Ledin, Olson &  
Cockerham, SC  
1109 Tower Avenue  
Superior, Wisconsin 54880**