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Access Easement

This Easement, dated this ____ day of March, 2024, by the County of Carlton and by the Carlton County Auditor, on behalf of the State of Minnesota in trust for the taxing districts, Grantors, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby grant and convey to North Country Trail Association Inc., a Michigan Nonprofit Corporation, Grantee, a permanent non-exclusive public easement for ingress, egress and recreational hiking trail purposes, for use by the public, and Grantee and Grantee's employees, volunteers, agents contractors and assigns, and including the right to maintain and repair recreational hiking trails and facilities as necessary, over, across and under the following described property in Carlton County, Minnesota, described as follows:

See attached Exhibit A for a description of the Easement;
See attached Exhibit B for a depiction of said Easement;

Said easement is intended to benefit the public.

By acceptance hereof, Grantee: (a) acknowledges and agrees that the County of Carlton has conducted and will continue to conduct upon its property natural resource management activities and other uses, including but not limited to harvesting of timber, hunting and recreation leases, herbicide use, etc.; (b) acknowledges and agrees that Grantor has reserved for itself the right to make use of the easement for any and all purposes as it from time to time sees fit, so long as such uses do not unreasonably interfere with the rights granted herein, and shall have the unrestricted right to use and cross any hiking trail located within the easement, but shall have no obligation to repair or maintain any hiking trail located within the easement; and (c) covenants and agrees that Grantor shall not be liable to Grantee for any injury to or death of persons, damage to property, or failure to comply with any law, statute, ordinance or rule, arising out of, caused by or attributable to, in whole or in part, any act, omission or neglect of Grantee in connection with or related to the use, construction, operation or maintenance of the easement in any manner by Grantee, or other parties using the easement, including the public, and Grantee agrees to indemnify and hold Grantor harmless from all liability and claims for any such damages.

In the event any future survey of the easement and hiking trail constructed thereon reveals the location thereof to be different on the ground than the location as described, the location on the

ground shall control and this Easement shall be amended to modify the legal description accordingly, and the costs of any such amendment shall be paid by Grantee. Grantor may, at its option and at its expense, relocate any hiking trail located within the easement, provided that said relocation is substantially equal in quality and size to the then existing hiking trail, and that Grantor provides a legal description of the newly located centerline and bears all costs associated with amending this Easement to reflect such relocation.

The covenants, agreements, rights and obligations set forth herein shall be appurtenant to and run with the real property affected by this Agreement. This Agreement is intended to be perpetual in nature, being binding upon Grantor and Grantee and their respective successors, heirs, assigns, tenants, agents, contractors, employees, invitees, licensees, servants or visitors. References herein to "Grantor" or "Grantee" shall be construed to include the successors, heirs, assigns, tenants, agents, contractors, employees, invitees, licensees, servants or visitors of Grantor and Grantee.

GRANTOR
State of Minnesota
in trust for the taxing districts

Date: _____

Kevin DeVriendt,
Carlton County Auditor-Treasurer

STATE OF MINNESOTA)
) ss. Check here if part or all of the land is Registered (Torrens)
COUNTY OF CARLTON)

The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by Kevin DeVriendt, Carlton County Auditor-Treasurer.

Signature of Notary Taking Acknowledgment

Notarial Stamp or Seal

GRANTOR
County of Carlton

Date: _____

Susan Zmyslony, County Board Chair

Date: _____

Kevin DeVriendt, County Auditor-Treasurer

STATE OF MINNESOTA)
) ss. Check here if part or all of the land is Registered (Torrens)
COUNTY OF CARLTON)

The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by Susan Zmyslony, County Board Chair, County of Carlton.

Signature of Notary Taking Acknowledgment

Notarial Stamp or Seal

STATE OF MINNESOTA)
) ss. Check here if part or all of the land is Registered (Torrens)
COUNTY OF CARLTON)

The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by Kevin DeVriendt, County Auditor-Treasurer, County of Carlton.

Signature of Notary Taking Acknowledgment

Notarial Stamp or Seal

This Instrument was Drafted By:
Rudy, Gassert, Yetka, Pritchett & Helwig
A Fryberger Law Firm Practice Group
813 Cloquet Avenue
Cloquet, MN 55720
(218) 879-3363 WTH:lj

EXHIBIT A

Easement Legal Description

A 20.00 foot wide easement for ingress, egress and recreational hiking trail purposes over, under and across that part of Section 31, Township 48, Range 15 and Sections 6 and 7, Township 47, Range 15, all located in Carlton County, Minnesota. The centerline of said 20.00 foot wide easement is described as follows:

Commencing at the southwest corner of said Section 31, Township 48, Range 15; thence North 48 degrees 52 minutes 04 seconds East, assuming the south line of said Section 31 bears North 89 degrees 28 minutes 59 seconds East, a distance of 2617.99 feet to the actual point of beginning of the easement centerline herein described; thence South 18 degrees 46 minutes 52 seconds West a distance of 293.07 feet; thence South 19 degrees 48 minutes 26 seconds West a distance of 142.35 feet; thence South 22 degrees 07 minutes 18 seconds West a distance of 108.88 feet; thence South 25 degrees 20 minutes 30 seconds West a distance of 84.21 feet; thence South 29 degrees 32 minutes 23 seconds West a distance of 157.34 feet; thence South 34 degrees 44 minutes 35 seconds West a distance of 162.89 feet; thence South 37 degrees 18 minutes 21 seconds West a distance of 43.70 feet; thence South 42 degrees 16 minutes 58 seconds West a distance of 145.80 feet; thence South 44 degrees 34 minutes 44 seconds West a distance of 159.40 feet; thence South 47 degrees 58 minutes 17 seconds West a distance of 167.73 feet; thence South 50 degrees 09 minutes 21 seconds West a distance of 170.18 feet; thence South 35 degrees 10 minutes 24 seconds East a distance of 48.45 feet; thence South 47 degrees 43 minutes 14 seconds East a distance of 123.97 feet; thence South 52 degrees 30 minutes 26 seconds East a distance of 75.95 feet; thence South 28 degrees 20 minutes 03 seconds East a distance of 133.93 feet; thence South 02 degrees 15 minutes 38 seconds West a distance of 67.21 feet; thence South 17 degrees 03 minutes 22 seconds West a distance of 20.17 feet; thence South 44 degrees 54 minutes 01 seconds West a distance of 30.04 feet; thence South 72 degrees 56 minutes 43 seconds West a distance of 38.47 feet; thence South 47 degrees 42 minutes 21 seconds West a distance of 113.95 feet; thence South 56 degrees 42 minutes 38 seconds West a distance of 91.40 feet; thence South 46 degrees 45 minutes 56 seconds West a distance of 67.89 feet; thence South 13 degrees 08 minutes 42 seconds West a distance of 58.18 feet; thence South 54 degrees 10 minutes 04 seconds West a distance of 40.46 feet; thence South 13 degrees 08 minutes 05 seconds West a distance of 97.32 feet; thence South 32 degrees 35 minutes 53 seconds East a distance of 42.64 feet; thence South 32 degrees 11 minutes 36 seconds West a distance of 137.31 feet; thence South 22 degrees 02 minutes 01 seconds West a distance of 263.22 feet; thence South 13 degrees 05 minutes 13 seconds West a distance of 155.00 feet; thence South 07 degrees 09 minutes 35 seconds West a distance of 92.61 feet; thence South 04 degrees 51 minutes 25 seconds West a distance of 61.57 feet; thence South 03 degrees 22 minutes 49 seconds West a distance of 87.28 feet; thence South 05 degrees 34 minutes 05 seconds West a distance of 96.76 feet; thence South 02 degrees 45 minutes 42 seconds West a distance of 168.51 feet; thence South 06 degrees 30 minutes 17 seconds West a distance of 160.21 feet; thence South 01 degrees 01 minutes 24 seconds West a distance of 157.88 feet; thence South 05 degrees 58 minutes 42 seconds West a distance of 200.84 feet; thence South 11 degrees 48 minutes 22 seconds West a distance of 83.06 feet; thence South 00 degrees 22 minutes 30 seconds East a distance of 109.43 feet; thence South 03 degrees 12 minutes 51 seconds West a distance of 265.79 feet; thence South 04 degrees 30 minutes 54 seconds West a distance of 65.83 feet; thence South 08 degrees 31 minutes 01 seconds West a distance of 221.44 feet; thence South 16 degrees 39 minutes 04 seconds West a distance of 85.83 feet; thence South 20 degrees 39 minutes 46 seconds West a distance of 103.70 feet; thence South 26 degrees 45 minutes 08 seconds West a distance of 83.41 feet; thence South 30 degrees 26 minutes 05 seconds West a distance of 76.99 feet; thence South 34 degrees 10 minutes 11 seconds West a distance of

132.41 feet; thence South 35 degrees 46 minutes 49 seconds West a distance of 50.35 feet; thence South 10 degrees 45 minutes 24 seconds East a distance of 20.35 feet; thence South 07 degrees 45 minutes 46 seconds West a distance of 12.97 feet; thence South 19 degrees 33 minutes 51 seconds East a distance of 110.14 feet; thence South 36 degrees 07 minutes 10 seconds East a distance of 151.64 feet; thence South 23 degrees 03 minutes 10 seconds East a distance of 114.52 feet; thence South 31 degrees 29 minutes 03 seconds East a distance of 39.77 feet; thence South 66 degrees 46 minutes 34 seconds East a distance of 13.64 feet; thence North 81 degrees 35 minutes 22 seconds East a distance of 28.67 feet; thence South 63 degrees 11 minutes 50 seconds East a distance of 20.70 feet; thence South 85 degrees 13 minutes 12 seconds East a distance of 73.58 feet; thence South 53 degrees 16 minutes 47 seconds East a distance of 29.50 feet; thence South 21 degrees 29 minutes 40 seconds West a distance of 33.91 feet; thence South 05 degrees 17 minutes 13 seconds West a distance of 76.10 feet; thence South 33 degrees 19 minutes 22 seconds East a distance of 80.67 feet; thence South 08 degrees 58 minutes 28 seconds East a distance of 92.92 feet; thence South 06 degrees 03 minutes 41 seconds West a distance of 90.02 feet; thence South 13 degrees 47 minutes 14 seconds East a distance of 36.46 feet; thence South 11 degrees 04 minutes 20 seconds West a distance of 99.65 feet; thence South 18 degrees 17 minutes 32 seconds East a distance of 24.38 feet; thence South 79 degrees 14 minutes 57 seconds East a distance of 23.20 feet; thence South 08 degrees 13 minutes 38 seconds East a distance of 14.20 feet; thence South 21 degrees 04 minutes 22 seconds West a distance of 24.84 feet; thence South 03 degrees 39 minutes 16 seconds West a distance of 44.95 feet; thence South 35 degrees 38 minutes 49 seconds East a distance of 62.41 feet; thence South 07 degrees 48 minutes 30 seconds East a distance of 29.10 feet; thence South 13 degrees 31 minutes 08 seconds West a distance of 13.59 feet; thence South 32 degrees 46 minutes 47 seconds West a distance of 52.03 feet; thence South 22 degrees 49 minutes 35 seconds East a distance of 53.76 feet; thence South 08 degrees 13 minutes 19 seconds West a distance of 66.91 feet; thence South 17 degrees 21 minutes 35 seconds East a distance of 21.17 feet; thence South 02 degrees 57 minutes 28 seconds West a distance of 72.10 feet; thence South 11 degrees 23 minutes 31 seconds East a distance of 38.10 feet; thence South 35 degrees 04 minutes 21 seconds West a distance of 56.84 feet; thence South 60 degrees 01 minutes 08 seconds West a distance of 42.28 feet; thence South 18 degrees 08 minutes 14 seconds West a distance of 21.54 feet; thence South 61 degrees 26 minutes 39 seconds West a distance of 78.13 feet; thence South 74 degrees 50 minutes 36 seconds West a distance of 69.19 feet; thence South 57 degrees 45 minutes 14 seconds West a distance of 57.67 feet; thence South 32 degrees 47 minutes 29 seconds West a distance of 18.00 feet; thence South 17 degrees 15 minutes 22 seconds East a distance of 44.59 feet; thence South 47 degrees 48 minutes 49 seconds East a distance of 28.92 feet; thence South 11 degrees 13 minutes 37 seconds East a distance of 55.33 feet; thence South 34 degrees 22 minutes 14 seconds East a distance of 43.01 feet; thence South 22 degrees 13 minutes 38 seconds East a distance of 67.73 feet; thence South 02 degrees 18 minutes 38 seconds East a distance of 59.53 feet; thence South 11 degrees 11 minutes 44 seconds West a distance of 145.96 feet; thence South 42 degrees 00 minutes 15 seconds East a distance of 32.38 feet; thence South 52 degrees 13 minutes 41 seconds East a distance of 56.92 feet; thence South 25 degrees 07 minutes 02 seconds East a distance of 73.31 feet; thence South 60 degrees 26 minutes 34 seconds East a distance of 20.87 feet; thence North 89 degrees 58 minutes 20 seconds East a distance of 59.53 feet; thence North 40 degrees 53 minutes 32 seconds East a distance of 18.15 feet; thence North 12 degrees 20 minutes 50 seconds West a distance of 30.70 feet; thence North 26 degrees 56 minutes 45 seconds West a distance of 53.71 feet; thence North 14 degrees 59 minutes 23 seconds East a distance of 27.52 feet; thence South 56 degrees 52 minutes 11 seconds East a distance of 94.52 feet; thence South 65 degrees 59 minutes 59 seconds East a distance of 36.91 feet; thence South 85 degrees 38 minutes 19 seconds East a distance of 77.44 feet; thence North 76 degrees 51 minutes 35 seconds East a distance of 50.78 feet; thence North 84 degrees 32 minutes 49 seconds East a distance of 74.87 feet; thence South 17 degrees 08 minutes 53 seconds East a distance of 40.92 feet; thence South 47 degrees 59 minutes 36 seconds West a distance of 91.55 feet; thence South 24

degrees 15 minutes 51 seconds West a distance of 122.16 feet; thence South 31 degrees 22 minutes 31 seconds East a distance of 13.44 feet; thence South 19 degrees 55 minutes 36 seconds West a distance of 100.22 feet; thence South 48 degrees 48 minutes 35 seconds West a distance of 97.07 feet; thence South 30 degrees 00 minutes 18 seconds West a distance of 56.86 feet; thence South 38 degrees 35 minutes 33 seconds East a distance of 32.58 feet; thence South 00 degrees 10 minutes 03 seconds West a distance of 43.80 feet; thence South 14 degrees 23 minutes 04 seconds West a distance of 47.83 feet; thence South 36 degrees 19 minutes 02 seconds West a distance of 71.66 feet; thence South 13 degrees 11 minutes 26 seconds West a distance of 107.16 feet; thence South 07 degrees 03 minutes 29 seconds East a distance of 97.08 feet; thence South 33 degrees 03 minutes 30 seconds West a distance of 32.25 feet; thence South 07 degrees 52 minutes 39 seconds West a distance of 80.55 feet; thence South 20 degrees 01 minutes 10 seconds East a distance of 64.12 feet; thence South 59 degrees 49 minutes 29 seconds East a distance of 37.93 feet; thence North 69 degrees 51 minutes 52 seconds East a distance of 84.17 feet; thence North 46 degrees 43 minutes 44 seconds East a distance of 6.05 feet; thence North 26 degrees 06 minutes 48 seconds East a distance of 179.40 feet; thence South 88 degrees 18 minutes 43 seconds East a distance of 80.73 feet; thence North 71 degrees 13 minutes 17 seconds East a distance of 113.96 feet; thence South 64 degrees 51 minutes 04 seconds East a distance of 132.60 feet; thence South 53 degrees 05 minutes 25 seconds East a distance of 104.64 feet; thence South 13 degrees 30 minutes 25 seconds East a distance of 49.31 feet; thence South 28 degrees 54 minutes 08 seconds East a distance of 63.82 feet; thence South 59 degrees 36 minutes 01 seconds East a distance of 18.92 feet; thence South 26 degrees 50 minutes 40 seconds East a distance of 70.41 feet; thence South 06 degrees 25 minutes 52 seconds West a distance of 59.10 feet; thence South 32 degrees 07 minutes 01 seconds East a distance of 45.01 feet; thence North 89 degrees 49 minutes 35 seconds East a distance of 78.61 feet; thence North 16 degrees 02 minutes 04 seconds East a distance of 158.17 feet; thence North 32 degrees 18 minutes 29 seconds West a distance of 42.29 feet; thence North 31 degrees 48 minutes 23 seconds East a distance of 32.31 feet; thence South 88 degrees 04 minutes 34 seconds East a distance of 26.18 feet; thence North 65 degrees 19 minutes 35 seconds East a distance of 78.45 feet; thence North 07 degrees 32 minutes 05 seconds West a distance of 40.93 feet; thence North 32 degrees 07 minutes 05 seconds East a distance of 103.05 feet; thence South 10 degrees 41 minutes 08 seconds East a distance of 75.83 feet; thence South 12 degrees 43 minutes 44 seconds West a distance of 2.80 feet; thence South 41 degrees 08 minutes 23 seconds East a distance of 102.90 feet; thence South 47 degrees 46 minutes 31 seconds East a distance of 79.08 feet; thence North 83 degrees 41 minutes 25 seconds East a distance of 82.30 feet; thence South 46 degrees 40 minutes 05 seconds East a distance of 89.24 feet; thence North 42 degrees 06 minutes 29 seconds East a distance of 81.33 feet; thence South 59 degrees 01 minutes 43 seconds East a distance of 63.02 feet; thence South 38 degrees 24 minutes 29 seconds East a distance of 87.61 feet; thence North 70 degrees 58 minutes 35 seconds East a distance of 31.76 feet; thence North 39 degrees 08 minutes 12 seconds East a distance of 20.92 feet; thence North 00 degrees 15 minutes 30 seconds East a distance of 84.54 feet; thence North 19 degrees 22 minutes 36 seconds West a distance of 85.44 feet; thence North 40 degrees 32 minutes 42 seconds East a distance of 25.98 feet; thence South 59 degrees 36 minutes 38 seconds East a distance of 54.90 feet; thence North 63 degrees 15 minutes 42 seconds East a distance of 93.51 feet, more or less, to the east line of said Section 7, Township 47, Range 17 and there said easement centerline terminating.

Burdens the following parcels:

SW4 Sec. 31-48-15

69-010-0220 S2SW-Rlwy Carlton County (Fee) (SESW & Lot 7)
Torrens-T000040383 (affects Certificate of Title No. 11694)*

69-010-0240* Rlwy ROW Carlton County (Fee) Abstract-A000498487
100ft wide from CSAH-4 to S boundary of SW

NW4 Sec. 6-47-15

84-010-0010 NENW-Rlwy State of Minnesota (Tax Forfeit) (Lot 3) Abstract-Book 1 Misc. Pg.2
84-010-0060* Rlwy ROW Carlton County (Fee) Abstract-A000498487
84-010-0020 NWNW-Rlwy State of Minnesota (In Trust f/TD's) (Lot 4) Abstract-A000468140
84-010-0040 SWNW-Rlwy State of Minnesota (Tax Forfeit) (Lot 5) Abstract- Book 1 Misc. Pg.2
84-010-0050 SENW* State of Minnesota (Tax Forfeit) Abstract- Book 1 Misc. Pg.2

SW4 Sec. 6-47-15

84-010-0070 NESW State of Minnesota (Tax Forfeit) Abstract- Book 1 Misc. Pg.2
84-010-0080 NWSW-Rlwy State of Minnesota (Tax Forfeit) (Lot 6) Abstract- Book 1 Misc. Pg.2
84-010-0060* Rlwy ROW Carlton County (Fee) Abstract-A000498487
84-010-0090 SWSW State of Minnesota (Tax Forfeit) (Lot 7) Abstract- Book 1 Misc. Pg.2
84-010-0100 SESW State of Minnesota (Tax Forfeit) Abstract- Book 1 Misc. Pg.2

NW4 Sec. 7-47-15

84-010-0110 NENW State of Minnesota (Tax Forfeit) Abstract-Book 2 Misc. Pg.458
84-010-0120 NWNW State of Minnesota (Tax Forfeit) (Lot 1) Abstract-Book 2 Misc. Pg.458
84-010-0130 SWNW State of Minnesota (Tax Forfeit) (Lot 2) Abstract-Book 2 Misc. Pg.458
84-010-0140 SENW State of Minnesota (Tax Forfeit) Abstract-Book 2 Misc. Pg.458

*Subject to SFIA (T000036188), LSOHC (T000040073) and NAWCA (T000041054) restrictions.

See Exhibit B for a depiction of the Easement.