

Recording Requested By:
M.L.WICKS BEN S.P.R.R.

Return To:
MAG HOLDING TRUST
% M.L.Wicks and Its Assigns
37951 47Th
Palmdale, California 93552

LINCOLN COUNTY, NV
Rec:\$37.00
Total:\$37.00
M.L. WICKS

2023-166031
10/11/2023 04:18 PM
Pgs=21 KC



OFFICIAL RECORD
AMY ELMER, RECORDER

DOCUMENT TITLE

LEASE WITH OPTION TO PURCHASE



COPY



RECORDING REQUESTED BY
M.L.Wicks BEN S.P.R.R.
AND WHEN RECORDED MAIL TO

Name. Assignor Mumina A.Rahman
% MAG HOLDINGS TRUST
Address 37951 47TH
Palmdale ,California 93552

LEASE HOLD
OPERATION M.L.Wicks
TRUST ASSETS NO 22

The undersigned assignor hereby assign:
of California, assignee, as additional security, all rents leases and profits pertaining to that
certain **ASSETS CLAIMS -OPERATION M.L.WICKS ,WICKS SYSTEM22**

Document Number

2020-159032

Recording Date

10/02/2020 03:36:46 PM

Document Type

ASSIGNMENT

of Real Estate recorder's official records of the Lincoln County Recorder of State of Nevada
and more particularly described as follows: Book 2020-159032 page 11
The real estate hereby described as follows to wit : *certificate NO 170-179*
Situated in the county of Los Angeles, California

SEE EXHIBITS

Dated August 22,2023
See Assignment M.O.U and Exhibits

OFFICIAL TRANSLATION FROM ENGLISH TO SPANISH OF THE DOCUMENT

ANNEX, TO THE BEST OF MY KNOWLEDGE AND UNDERSTANDING

IN MY CAPACITY AS AN EXPERT TRANSLATOR AND INTERPRETER

ATTACHED TO THE H. SUPERIOR COURT OF JUSTICE

OF THE STATE OF BAJA CALIFORNIA.

ENSENADA, BAJA CALIFORNIA, MAY 3, 1995.

POFRA MA LUISA MORALES DE ARREDONDO FERITOTRABECTOR ACCREDITED TO THE
ROPANION COURT OR JUSTICE OF ESTARS OR BAJA CALIFORNIA

PROFRA. MARIA LUISA MORALES ANDRADE EXPERT TRANSLATOR

BLVD. LAZARO CARDENAS 1790-2 (HACIENDA DEL VIEJO EDIF.) TELEPHONES: 7-12-20,
7-1221 6-46-80 RES. 6-61-23 (FIRENZI TRAVEL)

TURISTICA EL CONSUELA GRUPO

EL ROSARIO, BAJA CALIFORNIA NORTE, MEXICO

MARCH 3, 1995

SUBJECT: LEASE AGREEMENT FOR 750 METERS BY 150 METERS OF PROPERTY LOCATED AT GALLO BEACH, B.C.N. (EL ROSARIO)

SELLER: EL ROSARIO TURISTICA CONSUELA GRUPO

BUYER: BARBARA ANN RAY

LEASED PROPERTY:

750 METERS NORTH TO SOUTH BY 150 METERS EAST TO WEST. MEASUREMENTS ARE TO BE TAKEN FROM THE ZONA DE FEDERALES. LOCATION IS EL ROSARIO LA PLAYA PER THE ATTACHED MAP.

PRICE: \$12,000.00 US PAID IN FULL TO GRUPO EL CONSUELA FOR CAMPO VIEJO PROPERTY. BUYER HEREBY FORFEITS ALL RIGHTS TO THE CAMPO VIEJO PROPERTY. THE \$US 12,000 ARE HEREBY TRANSFERRED TO SELLER AS DOWN PAYMENT FOR SUBJECT LEASE.

2,000.00 US MISCELANEOUS EXPENSES.- PAID IN FULL.
6,000.00 US ROAD WORK.- PAID IN FULL.
10,000.00 US CASH.- FINAL PAYMENT MADE TO GRUPO EL CONSUELA ON SEPTEMBER 1, 1994.

TOTAL 30,000.00 US TOTAL PAYMENT. ALL MONIES HAVE BEEN RECEIVED BY GRUPO EL CONSUELA.

DURATION: THIRTY (30) YEAR LEASE WITH AUTOMATIC 30 YEAR RENEWAL EVERY 30 YEARS AT NO ADDITIONAL EXPENSES TO BUYER. BUYER RESERVES THE RIGHT TO PRIVATE OWNERSHIP OF SUBJECT PROPERTY SHOULD THE GOVERNMENT OF MEXICO EVENTUALLY LEGALIZE OWNERSHIP OF MEXICAN LAND BY NON-MEXICAN NATIONALISTS. TRANSFER OF SUBJECT LAND FROM LEASE PROPERTY TO PRIVATE OWNERSHIP SHALL BE AT NO ADDITIONAL EXPENSE TO BUYER EXCEPT FOR THE ADMINISTRATIVE COSTS ASSOCIATED WITH THE TRANSFER.

SUBLEASE AGREEMENT:

BUYER RESERVES THE RIGHT TO SUBLEASE OR DEVELOP SUBJECT PROPERTY AT HER DISCRETION. BUYER MAY MAKE PROVISIONS IN HER FINAL WILL AND TESTAMENT FOR THE DISPOSITION OF SUBJECT PROPERTY. THESE PROVISIONS ARE TO BE IN ACCORDANCE WITH THIS CONTRACT AND MUST BE HONORED BY GRUPO EL CONSUELA.

BAR

ROAD ACCESS:

BUYER WILL BE ALLOWED COMPLETE ACCESS TO ALL EXISTING ROADS TO SUBJECT PROPERTY FOR THE DURATION OF THIS CONTRACT. ACCESS TO ANY ROAD THAT MAY BE CONSTRUCTED IN THE FUTURE WHICH IS THE VICINITY OF SUBJECT PROPERTY, IS ALSO RESERVED IN THIS CONTRACT.

WATER RIGHTS:

BUYER RESERVES THE RIGHT TO THE EQUIVALENT OF AN EIGHT (8) INCH PIPE OF WATER FROM THE EL ROSARIO RIVER FOR THE DURATION OF THIS CONTRACT. BUYER WILL ALSO HAVE THE RIGHT TO INSTALL A PIPELINE FROM THE WATER SOURCE TO SUBJECT PROPERTY. THE PIPELINE IS TO BE INSTALLED AT BUYER'S EXPENSE AND IS TO BE LOCATED SO AS TO CAUSE THE LEAST POSSIBLE INCONVENIENCE TO THE PRESENT OWNERS OF THE GRUPO LA BOCANA PROPERTY.

SIGNED:

A.- SELLERS:

B.- BUYER

BARBARA ANN RAY (SSIGNED)
BARBARA ANN RAY

DATED: MARCH 3, 1995

TRADUCCION OFICIAL DEL INGLÉS AL ESPAÑOL DEL DOCUMENTO
ANEXO, DE CONFORMIDAD A MI LEAL SABER Y ENTENDER
EN MI CARACTER DE PERITO TRADUCTOR E INTERPRETE
ADSCRITO AL H. TRIBUNAL SUPERIOR DE JUSTICIA
DEL ESTADO DE BAJA CALIFORNIA.

ENSENADA, BAJA CALIFORNIA, 03 DE MAYO DE 1995.



PROFRA. MA. LUISA MORALES DE ARREDONDO
PERITOTRADUCTOR ADSCRITO AL TRIBUNAL
SUPERIOR DE JUSTICIA DEL ESTADO
DE BAJA CALIFORNIA

Una firma manuscrita en tinta que parece decir 'E. Morales Andrade'.

PROFRA. MARIA LUISA MORALES ANDRADE
PERITO TRADUCTOR

BLVD. LAZARO CARDENAS 1790-2 (EDIF. HACIENDA DEL VIEJO)
TELEFONOS: 7-12-20, 7-1221 6-46-80 RES. 6-61-23
(VIAJES FIRENZI)



PROFRA MA LUISA MORALES DE ARREDONDO
PERITOTRADUCTOR ADSCRITO AL TRIBUNAL
SUPERIOR DE JUSTICIA DEL ESTADO
DE BAJA CALIFORNIA

TRADUCCION OFICIAL

TURISTICA EL CONSUELA GRUPO

EL ROSARIO, BAJA CALIFORNIA, MEXICO

3 DE MARZO DE 1995.

MATERIA: CONTRATO DE RENTA DE UNA PROPIEDAD DE 750 METROS POR 150 METROS, UBICADO EN EL GALLO BEACH EN EL ROSARIO, BAJA CALIFORNIA NORTE.

VENDEDOR: EL ROSARIO TURISTICA CONSUELA GRUPO.

COMPRADOR: BARBARA ANN RAY

PROPIEDAD RENTADA:

750 METROS DE NORTE A SUR POR 150 METROS DE ESTE A OESTE. LAS MEDIDAS SE TOMAN DE LA ZONA FEDERAL, UBICACION EN EL ROSARIO LA PLAYA, DE ACUERDO AL MAPA ANEXO.

PRECIO: \$12,000.00 DOLARES MONEDA AMERICANA. PAGADEROS AL GRUPO EL CONSUELA PARA LA PROPIEDAD CAMPO VIEJO. EL COMPRADOR FORFEITS TODOS LOS DERECHOS A PROPIEDAD CAMPO VIEJO. LOS \$12,000.00 DOLARES SON TRANSFERIDOS EN ESTE ACTO AL VENDEDOR COMO ANTICIPO POR LA RENTA MATERIA DE ESTE CONTRATO.

\$ 2,000.00 DOLARES PARA GASTOS MISCELANEOS.- PAGADOS EN SU TOTALIDAD.

\$ 6,000.00 DOLARES.- TRABAJO EN CAMINOS.- PAGADOS EN SU TOTALIDAD

\$10,000.00 DOLARES.- EFECTIVO. PAGO FINAL HECHO AL GRUPO EL CONSUELA EL 01 DE SEPTIEMBRE DE 1994.

TOTAL \$30,000.00 DOLARES.- PAGO TOTAL. TODOS LOS DINEROS HAN SIDO RECIBIDOS POR EL GRUPO EL CONSUELA.

DURACION: TREINTA (30) ANOS CON RENOVACION AUTOMATICA CADA 30 ANOS, SIN GASTO ALGUNO PARA EL COMPRADOR.

EL COMPRADOR SE RESERVA EL DERECHO DE PROPIEDAD PRIVADA DE LA PROPIEDAD MATERIA DE ESTE CONTRATO SI EL GOBIERNO DE MEXICO LLEGARA A LEGALIZAR LA



PROFRA MA. LUISA MORALES DE ARREDONDO
PERITOTRADUCTOR ADSCRITO AL TRIBUNAL
SUPERIOR DE JUSTICIA DEL ESTADO
DE BAJA CALIFORNIA

TRADUCCION OFICIAL

PROPIEDAD DE TERRENO MEXICANO POR NO-MEXICANOS NACIONALISTAS. EL TRASPASO DEL TERRENO MATERIA DE ESTE CONTRATO, DE PROPIEDAD RENTADA A PROPIEDAD PRIVADA, NO OCASIONARA NINGUN GASTO ADICIONAL AL COMPRADOR, EXCEPTO POR LOS GASTOS ADMINISTRATIVOS ASOCIADOS CON EL TRASPASO.

CONVENIO DE SUBARRENDAMIENTO:

EL COMPRADOR SE RESERVA EL DERECHO DE SUBARRENDAR O DESARROLLAR LA PROPIEDAD MATERIA DE ESTE CONTRATO A SU ENTERA DISCRECION. ADEMÁS EL COMPRADOR PUEDE INCLUIR DISPOSICIONES EN SU TESTAMENTO PARA LA DISPOSICION DE LA PROPIEDAD MATERIA DE ESTE CONTRATO ESTAS DISPOSICIONES DEBERAN ESTAR DE ACUERDO CON ESTE CONTRATO Y SERAN RESPETADAS Y RECONOCIDAS POR EL GRUPO EL CONSUELA.

ACCESO AL CAMINO:

EL COMPRADOR TENDRA DERECHO AL ACCESO A TODOS LOS CAMINOS EXISTENTES A LA PROPIEDAD MATERIA DE ESTE CONTRATO DURANTE LA DURACION DEL MISMO. ACCESO A CUALQUIER CAMINO QUE LLEGARA A CONSTRUIRSE EN LO FUTURO QUE ESTE DENTRO DE LOS ALREDEDORES DE LA MULTICITADA PROPIEDAD TAMBIEN ESTA RESERVADO EN ESTE CONTRATO.

DERECHOS SOBRE EL AGUA:

EL COMPRADOR SE RESERVA EL DERECHO AL EQUIVALENTE DE OCHO (8) PULGADAS DE TUBO DE AGUA DEL RIO EL ROSARIO, DURANTE LA DURACION DE ESTE CONTRATO. EL COMPRADOR TAMBIEN TENDRA EL DERECHO DE INSTALAR UNA TUBERIA DE LA FUENTE DE AGUA A LA PROPIEDAD MATERIA DE ESTE CONTRATO. LA TUBERIA SE DEBE INSTALAR POR CUENTA DEL COMPRADOR Y DEBERA UBICARSE DE TAL MANERA QUE NO OCASIONE INCONVENIENCIA ALGUNA A LOS ACTUALES PROPIETARIOS DEL GRUPO "PROPIEDAD LA BOCANA"

FIRMADO:

A.- VENEDORES:

B: COMPRADOR

(FIRMADO)

BARBARA ANN RAY

FECHADO: MARZO 3, 1995.


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Facility data

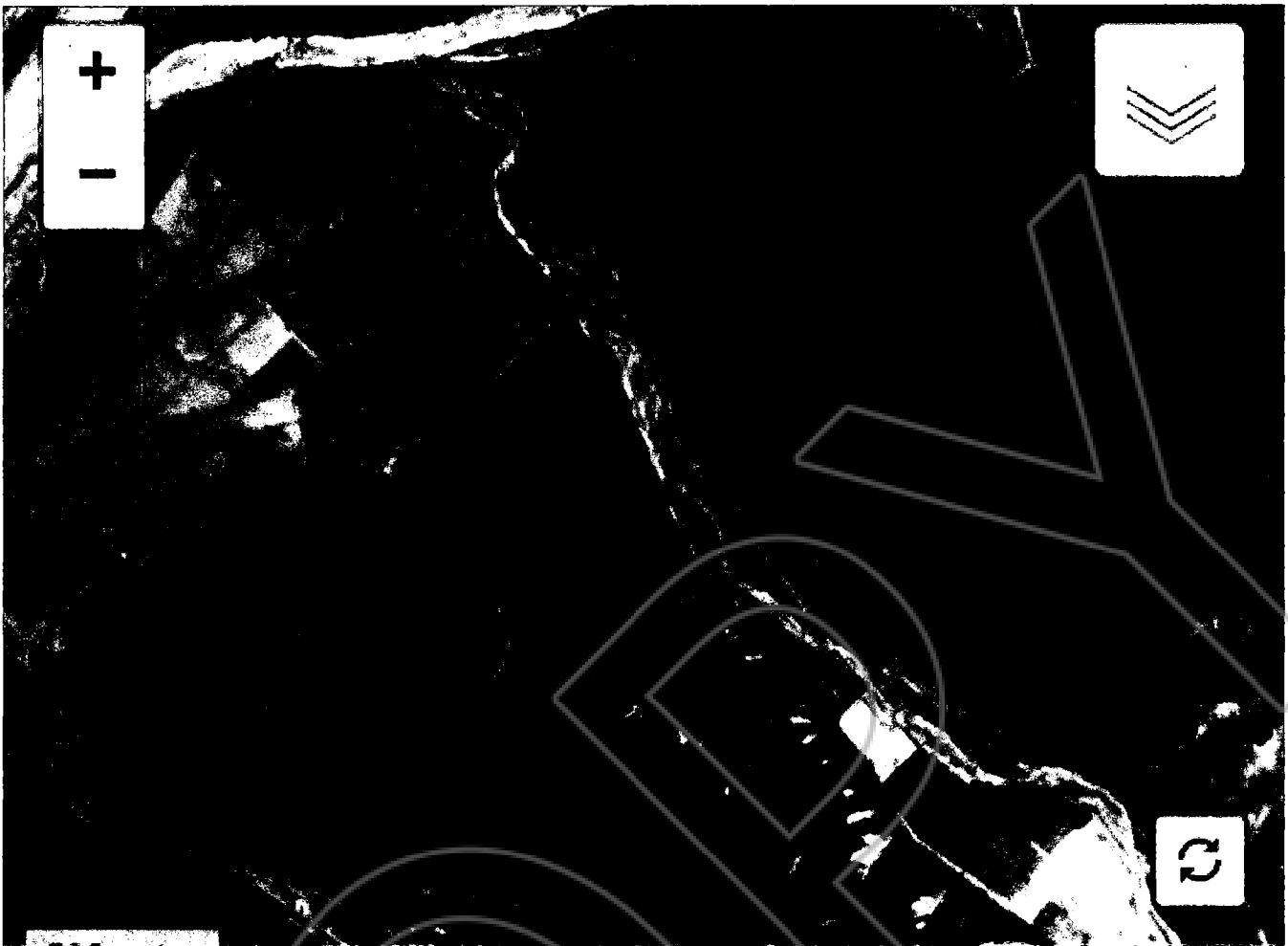
Location

Ensenada, Baja California, MEXICO

Local code

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Airline service?

no

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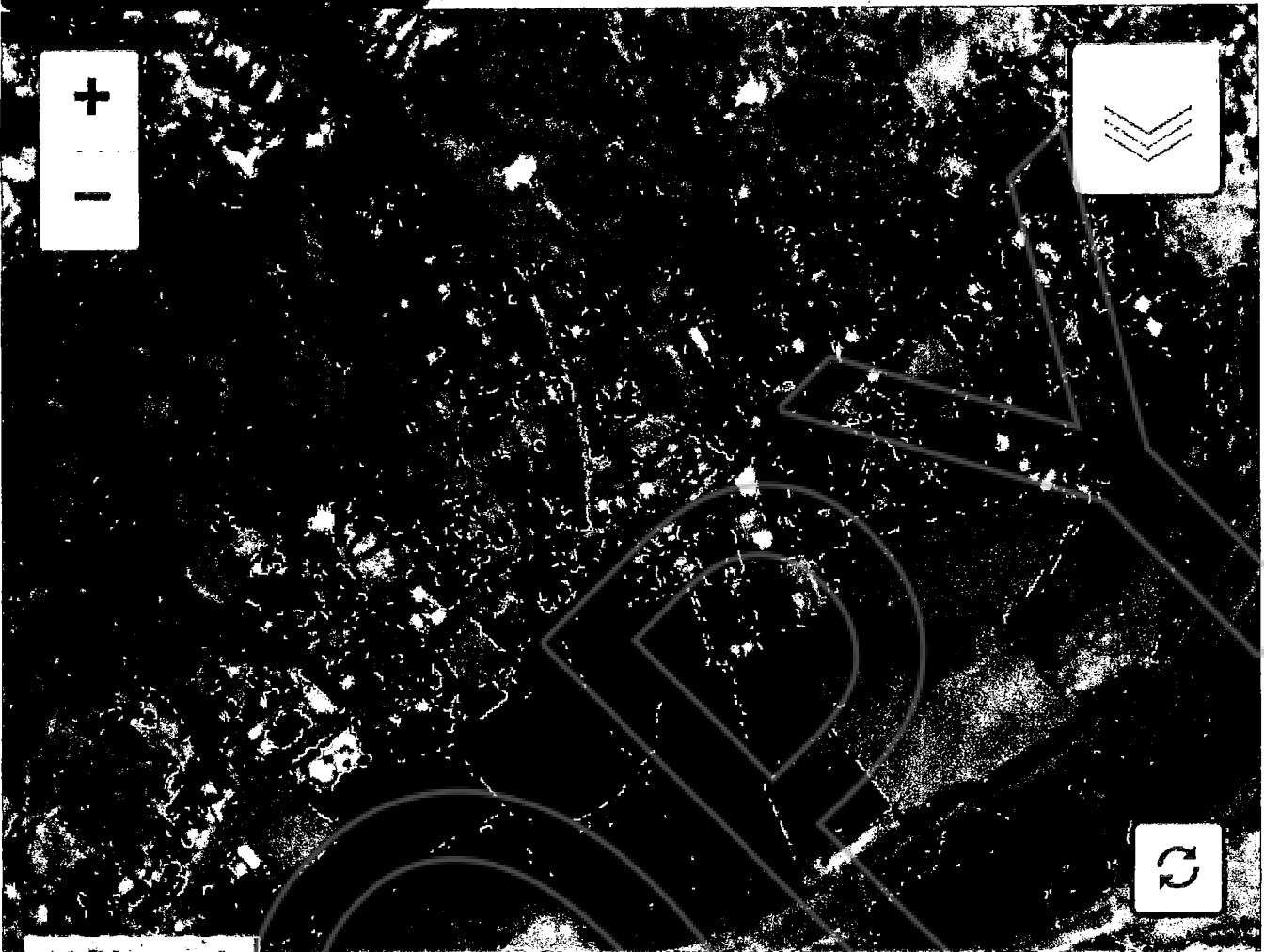
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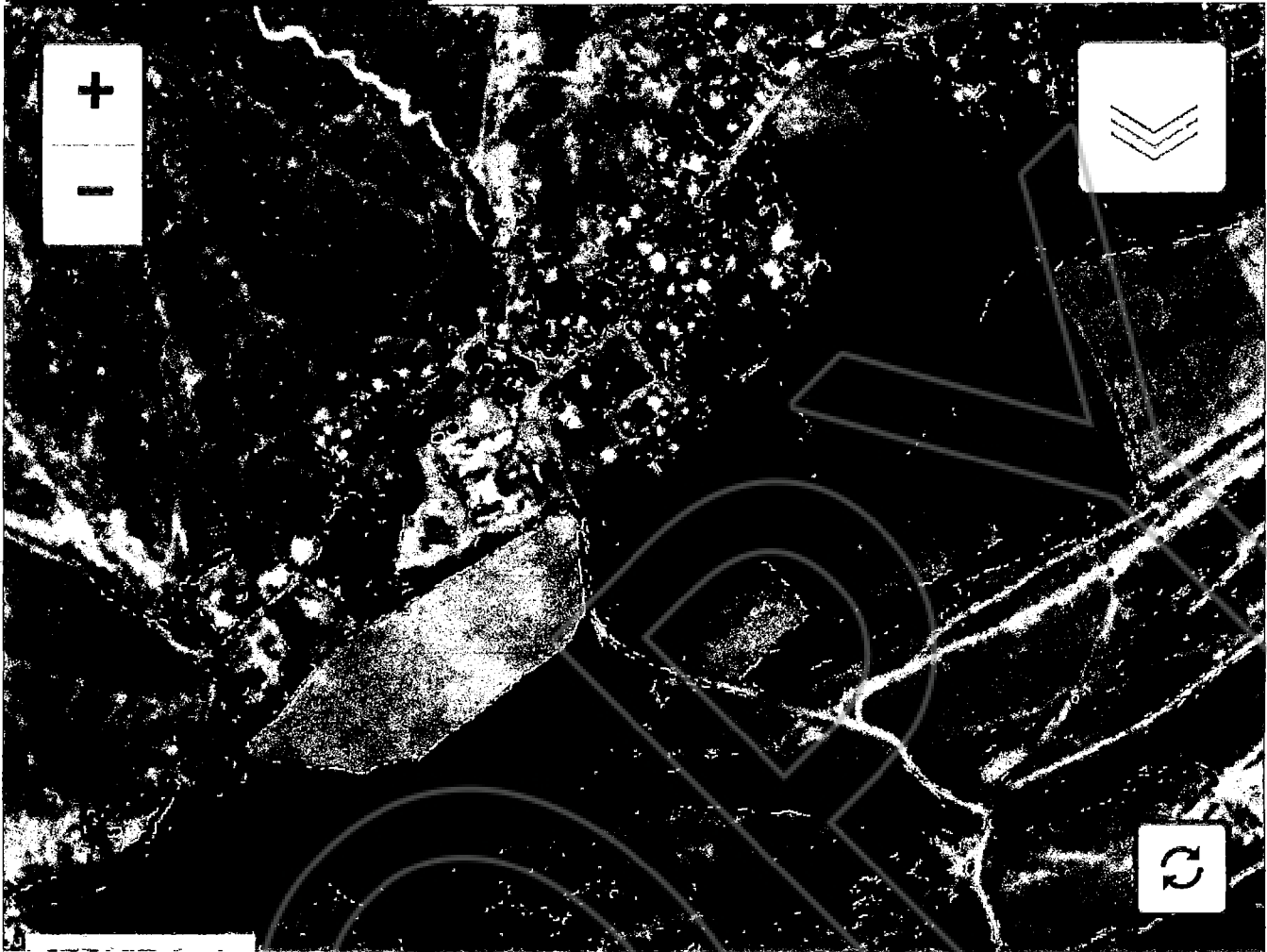
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SIGNATURE PAGE.

This page constitutes the signature page for the Grant of Assignment and Assignment relating to the agreement of a grantor .

Execution of this signature page constitutes a full understanding of the Agreement.

ASSIGNEE FOR M.L.Wicks Ben of S.P.R.R.

Michelle A. Gardner
Michelle A. Gardner

Assignor Michelle A. Gardner



State of Nevada
County of Lincoln

This instrument was acknowledged before me on

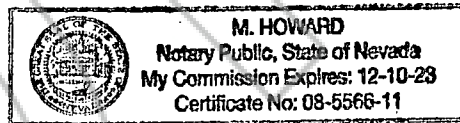
Oct 10, 2023 by Michelle Artice Gardner *

DATE

NAME OF PERSON

SEAL

M. Howard
(Signature of notarial officer)



* This Notary Certificate is attached to a Lease hold for water rights— Arrendamiento *

COPY

