

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, state bar number, and address) TELEPHONE AND FAX NOS.:		<b>FOR COURT USE ONLY</b>  <b>FILED</b> Superior Court of California County of Los Angeles  <b>SEP 18 2023</b>  David W. Slayton, Executive Officer/Clerk of Court By: Y. T. LIN, Deputy
NIPL LLC/ COLLECTIONS DEPT PO BOX 1015 1980 BUSINESS 65 HOLLISTER MO 65673 email:niplcollections@outlook.com		
ATTORNEY FOR (Name)  SUPERIOR COURT OF CALIFORNIA, COUNTY OF STREET ADDRESS 111 N. HILL ST MAILING ADDRESS CITY AND ZIP CODE LOS ANGELES CA 90012 BRANCH NAME STANLEY MOSK		
ESTATE OF (Name): LISA MARIE PRESLEY/ THE PROMENADE TRUST <div style="text-align: right;">DECEDENT</div>		
<b>CREDITOR'S CLAIM</b>		CASE NUMBER 23STPB00893

You must file this claim with the court clerk at the court address above before the **LATER** of (a) four months after the date letters (authority to act for the estate) were first issued to the personal representative, or (b) sixty days after the date the *Notice of Administration* was given to the creditor, if notice was given as provided in Probate Code section 9051. You must also mail or deliver a copy of this claim to the personal representative and his or her attorney. A proof of service is on the reverse.  
**WARNING:** Your claim will in most instances be invalid if you do not properly complete this form, file it on time with the court, and mail or deliver a copy to the personal representative and his or her attorney.


- Total amount of the claim: \$3,800,000.00
- Claimant (name): NIPL, LLC / Naussany Investments & Private Lending LLC
  - an individual
  - an individual or entity doing business under the fictitious name of (specify):
  - a partnership. The person signing has authority to sign on behalf of the partnership.
  - a corporation. The person signing has authority to sign on behalf of the corporation.
  - other (specify):
- Address of claimant (specify): NIPL COLLECTIONS DEPT PO BOX 1015/1980 BUSINESS 65, HOLLISTER MO 65673
- Claimant is  the creditor  a person acting on behalf of creditor (state reason):  
SENIOR COLLECTIONS: CAROLYN WILLIAMS REP NIPL/NAUSSANY INVESTMENTS & PRIVATE LENDING LLC
- Claimant is  the personal representative  the attorney for the personal representative.
- I am authorized to make this claim which is just and due or may become due. All payments on or offsets to the claim have been credited. Facts supporting the claim are  on reverse  attached.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 06-14-2023

CAROLYN WILLIAMS SR COLLECTION OFFICER

(TYPE OR PRINT NAME AND TITLE)

  
 (SIGNATURE OF CLAIMANT)

**INSTRUCTIONS TO CLAIMANT**

- On the reverse, itemize the claim and show the date the service was rendered or the debt incurred. Describe the item or service in detail, and indicate the amount claimed for each item. Do not include debts incurred after the date of death, except funeral claims.
- If the claim is not due or contingent, or the amount is not yet ascertainable, state the facts supporting the claim.
- If the claim is secured by a note or other written instrument, the original or a copy must be attached (state why original is unavailable.) If secured by mortgage, deed of trust, or other lien on property that is of record, it is sufficient to describe the security and refer to the date or volume and page, and county where recorded. (See Prob. Code, § 9152.)
- Mail or take this original claim to the court clerk's office for filing. If mailed, use certified mail, with return receipt requested.
- Mail or deliver a copy to the personal representative and his or her attorney. Complete the *Proof of Mailing or Personal Delivery* on the reverse.
- The personal representative or his or her attorney will notify you when your claim is allowed or rejected.
- Claims against the estate by the personal representative and the attorney for the personal representative must be filed within the claim period allowed in Probate Code section 9100. See the notice box above.

(Continued on reverse)

**CREDITOR'S CLAIM**  
(Probate)

ESTATE OF (Name):	CASE NUMBER:
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DECEDENT

Date of item	FACTS SUPPORTING THE CREDITOR'S CLAIM <input type="checkbox"/> See attachment (if space is insufficient) Item and supporting facts	Amount claimed
05-16-2018	Promissory Note # 1388853	
05-16-2018	Deed of Trust signed and Notarized by Borrower, was not filed do to an agreement of loan being paid in full on due date of 05-16-2022. Borrower understood that if she default on Loan then Deed of Trust would be filed. We are in process of filing Deed of Trust. See attached of several attempts of letters mailed to 21021 Ventura Blvd 340 Woodland Hills CA 91364, namely Lisa Marie Presley, which were refused and returned, which has caused Lender to take legal action and file this Creditors Claim. Property used to secure loan # 1388853 Graceland/EPE 15% Lisa Marie Presley portion.	
08-10-2015	Borrower took out a smaller loan with Lender, which was paid back by a cash deposit into Lender's bank account by borrower namely Lisa Marie Presley on July 19, 2016, Note # 033164401  Lender has not had any contact with Borrower namely Lisa Marie Presley since date of 03-23-2022  Lender will agree to a settlement arrangement to not proceed with legal action if the Trustee agrees to pay in full 75% of the note of said amount \$3,800,000.00 borrowed, decrease amount to be paid to \$2,850,000.00, and can be paid within 45 days.	
<b>TOTAL:</b>		<b>\$ 3,800,000.00</b>

**PROOF OF  MAILING  PERSONAL DELIVERY TO PERSONAL REPRESENTATIVE**  
*(Be sure to mail or take the original to the court clerk's office for filing)*

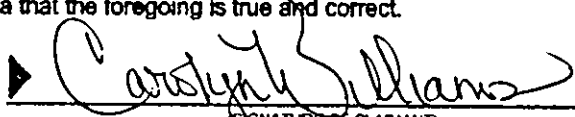
1. I am the creditor or a person acting on behalf of the creditor. At the time of mailing or delivery I was at least 18 years of age.
2. My residence or business address is (specify):
3. I mailed or personally delivered a copy of this *Creditor's Claim* to the personal representative as follows (check either a or b below):
  - a.  **Mail.** I am a resident of or employed in the county where the mailing occurred.
    - (1) I enclosed a copy in an envelope AND
      - (a)  deposited the sealed envelope with the United States Postal Service with the postage fully prepaid.
      - (b)  placed the envelope for collection and mailing on the date and at the place shown in items below following our ordinary business practices. I am readily familiar with this business' practice for collecting and processing correspondence for mailing. On the same day that correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service in a sealed envelope with postage fully prepaid.
    - (2) The envelope was addressed and mailed first-class as follows:
      - (a) Name of personal representative served: Trustee-Riley Keough
      - (b) Address on envelope: 21021 VENTURA BLVD #340 WOODLAND HILLS CA 91364
      - (c) Date of mailing: 07-28-2023
      - (d) Place of mailing (city and state):
  - b.  **Personal delivery.** I personally delivered a copy of the claim to the personal representative as follows:
    - (1) Name of personal representative served:
    - (2) Address where delivered:
    - (3) Date of mailing:
    - (4) Time delivered:

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 07-25-2023

CAROLYN WILLIAMS SR COL OFFICER

(TYPE OR PRINT NAME OF CLAIMANT)

  
 (SIGNATURE OF CLAIMANT)

For your protection and privacy, please press the Clear This Form button after you have printed the form.

Print this form

Save this form

Clear this form

Request for Records

Cheryl <gheryl.w@usbank.com>

Thur 7/20/2023 9:32 AM

To: Kurt Naussany <naussanyinvestmentalk@outlook.com>

Cc: <e8315174adminrecords@usbank.com>

Mr. Naussany,

I am in receipt of your request for records on or about August 9, 2015 to June 9, 2018. I will need to send to our microfilm data dept to get you copies of cashier's checks your requesting. Please allow up to 5 business days for your request. I can notify you by email or telephone when they are ready. If there is anything else I can help you with do not hesitate to give us a call.

Naussany Investments account number \*\*\*\*\*3528 Cash Deposit made on July 19, 2016  
Deposit amount \$450,000.00 cash  
Depositor Lisa P /reference \*\*\*\*64401 Loan (payment paid in full)  
US Bank Branch  
20060 Ventura Blvd  
Los Angeles, CA 91364 Please note this branch is temporarily closed

I will see about getting a copy of this transaction for you, since it was a cash deposit, I will put in for reference of deposit slip copy.

Thank You for letting me assist you with your banking needs.  
Cheryl W.  
Customer Service  
800 872-2657



RE: Request for Records

Kurt Naussany <naussanyinvestmentsllc@outlook.com>

Thur 7/20/2023 10:53 AM

To: Cheryl W. <Cheryl.w@usbank.com>

Thank you very much as our company is needing asap as it is time sensitive. I will have to call our Accounting Dept to see what records they have for the transactions we are requesting. I will keep checking back with you on this matter.

Regards

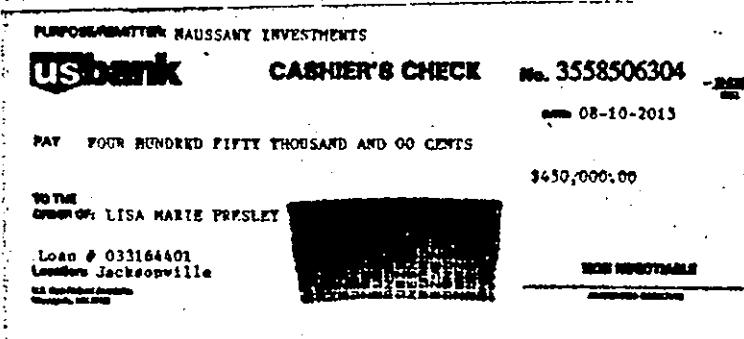
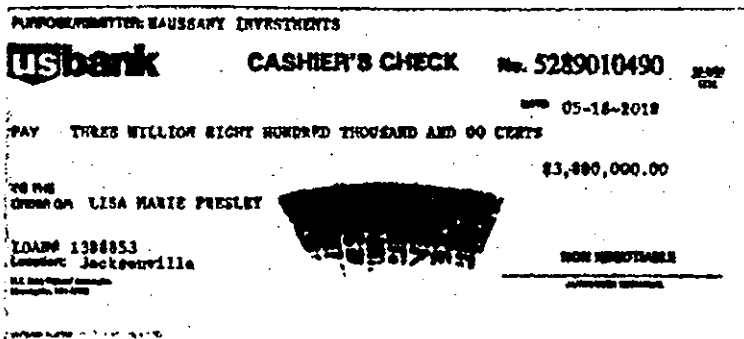
Kurt Naussany

Naussany Investments & Private lending LLC

Jacksonville, FL

727-268-7074

Attachment .jpg



09/18/22

# LOAN AGREEMENT

THIS LOAN AGREEMENT dated this 10<sup>th</sup> day of August, 2015

BETWEEN:

Nausserny Investments of Jacksonville, Florida LENDER

OF THE FIRST PART

AND

Lisa Marie Presley of Woodland Hills, CA 91364 BORROWER

OF THE SECOND PART

IN CONSIDERATION OF the Lender loaning certain monies (Loan) to the Borrower repaying the Loan to the Lender, the parties agree to keep, perform and fulfill the promises and conditions set out in this Agreement:

### Loan Amount & Interest

1. The Lender promises to loan \$450,000.00 to the Borrower and the Borrower promises to repay this principal amount to the Lender, without interest payable on the unpaid principal, and the payment be as one payment as agreed, to be paid on the 10<sup>th</sup> day of August 2016.

### Payment

2. This Loan will be repaid in full on August 10, 2016.

Cash Loan

LMP-2015/033164401

- 3. At any time while not in default under this Agreement, the Borrower may make lump sum payments or pay the outstanding balance then owing under this Agreement to the Lender without further bonus or penalty.

Default

- 4. Notwithstanding to the contrary in this Agreement, if the Borrower defaults in the performance of any obligation under this Agreement, then the Lender may declare the principal amount owing and interest due under this Agreement at that time to be immediately due and payable.
- 5. Further, if the Lender declares the principal amount owing under this Agreement to be immediately due and payable, and the Borrower fails to provide full payment within 10 days, the Borrower will be charged a \$30 USD late fee per day late.

Extra Clause

- 6. No Fee Loan, Borrower agrees to pay in full by August 10, 2016 and Borrower understands that she only has 10 days past due date to pay in full before fees are added.

Governing Law

- 7. This Agreement will be construed in accordance with and governed by the laws of the State of Florida.

Cost

- 8. The Borrower shall be liable for all costs, expenses and expenditures incurred including, without limitation, the complete legal costs of the Lender incurred by enforcing this Agreement as a result of any default by the Borrower and such costs will be added to the

Cash Loan

principal then outstanding and shall be due and payable by the Borrower to the Lender immediately upon demand of the Lender.

**Binding Effect**

9. This Agreement will pass to the benefit of and be binding upon the respective heirs, executors, administrators, successors and permitted assigns of the Borrower and Lender. The Borrower waives presentment for payment, notice of non-payment, protest, and notice of protest.

**Amendments**

10. This Agreement may only be amended or modified by a written instrument executed by both the Borrower and the Lender.

**Severability**

11. The clauses and paragraphs contained in this Agreement are intended to be read and construed independently of each other. If any term, covenant, condition or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, it is the parties' intent that such provision be reduced in scope by the court only to the extent deemed necessary by the court to render the provision reasonable and enforceable and the remainder of the provisions of this Agreement will in no way be affected, impaired or invalidated as a result.

**General Provisions**

12. Headings are inserted for the convenience of the parties only and are not to be considered when interpreting this Agreement. Words in the singular mean and include the plural and vice versa. Words in the masculine mean and include the feminine and vice versa.

Cash Loan

09/18/2015  
09/18/2015

LMP-2015/033164401

Entire Agreement

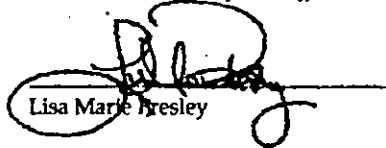
13. This Agreement constitutes the entire Agreement between the parties and there are no further items or provisions, either oral or otherwise.

IN WITNESS WHEREOF, the parties have duly affixed their signature on this 10<sup>th</sup> day of August 2015.

SIGNED this 10<sup>th</sup> day of August 2015

  
Nausary Investments & Private Lending LLC

SIGNED this 10<sup>th</sup> day of August 2015

  
Lisa Marie Presley

NOTARY ACKNOWLEDGMENT- LENDER

STATE OF FLORIDA

COUNTY OF Duval



The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 10<sup>th</sup> day of August,

Cash Loan



LMP-2015/033164401

2015, by Naussany Investments & Private Lending LLC, who is personally known to me or who has produced Drivers Lic as identification.

  
NOTARY PUBLIC 

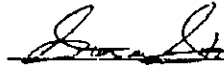
(print name)

**NOTARY ACKNOWLEDGMENT-BORROWER**

STATE OF FLORIDA

COUNTY OF Duval

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this \_\_\_\_ day of August, 2015, by Lisa Marie Presley, who is personally known to me or who has produced Drivers Lic as identification.

  
NOTARY PUBLIC 

(print name)

Cash Loan

## STANDARD PROMISSORY NOTE

1. **THE PARTIES.** On May 16, 2018, One (1) individual known as Lisa Marie Presley of 21021 Ventura Blvd, Unit 340, Woodland Hills, CA 91364, referred to as "Borrower".

**HAS RECEIVED AND PROMISES TO PAY:**

NAUSSANY INVESTMENTS & PRIVATE LENDING of Jacksonville, Florida referred to as "LENDER", the sum of @3,800,000 00 US Dollars, Referred to as the "Borrowed Money", with interest accruing on the unpaid balance at a rate of 0.00 percent (%) per annum, referred to as the "Interest Rate". Beginning on May 16, 2018 under the following terms and conditions:

2. **PAYMENTS.** The full balance of this Note, including any accrued interest and late fees is due and payable on May 16, 2022, referred to as the "Due Date". The Borrowed Money shall be at any time as long as it is before the Due Date and not in violation of any Prepayment Penalties as mentioned in Section 6.

In addition, money that is not paid by the Borrower on time for any installment or lump sum payment will be charged the Interest Rate of 4.25% of late fees.

3. **SECURITY.** This note shall be secured under the following conditions:

The Borrower agrees to Security of her 15% ownership in Elvis Presley Enterprises, 3734 Elvis Presley Blvd., Memphis TN 38116 and that Borrower understands that for release of "Lien" full amount of funds borrowed will need to be paid in full or by default the Lien will be filed and legal action taken.

The Borrower agrees to Security of her 100% ownership in the following real estate listed in The Promenade Trust/Graceland 3734 Elvis Presley Blvd, Memphis, TN 38116 and that Borrower understands that for release of "Lien" full amount of funds borrowed will need to be paid in full or by default the Lien will be filed and legal action taken.

Property Description: Graceland 3734 Elvis Presley Blvd, Memphis, TN 38116

The Promenade Trust (filed in Los Angeles County Los Angeles CA)

Legal Description: Part of the Ruth Brown Moore 179.42 acre tract of Lot 3 in Section 2, Township 1, Range 8 West being more particularly described as follows:

Being at a point in the east line US Highway No 51 South, a distance of 929.43 feet

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Northwardly, as measured along the east line of said highway, from its intersection with the north line of Timothy Drive, said point of beginning being the southwest corner of the Ruth Brown Moore 18 acre tract; thence north along the east line of said highway so 51 south a distance of 490 feet to a point; thence east 900 feet to a point thence north 210.92 feet to a point in the north line of the Ruth Brown Moore 179.42 acre tract thence north 89 degrees 56 minutes 30 seconds east, along the north line of said tract 219.2 feet to a point thence south 801.14 feet to a point thence 104.1 feet to a point thence 100 feet to a point in the south line of the Ruth Brown Moore 18 acre tract thence west along the south line of said tract 1015.10 feet to the point of beginning containing an area of 13.891 acres.

referred to as the "Security", which only by default will transfer to the possession and ownership of the Lender IMMEDIATELY IF THIS NOTE should be in default. The Security may not be sold or transferred without the Lender's consent during the course of this Note. If the Borrower breaches this provision, the Lender may declare all sums due under this Note immediately due and payable, unless prohibited by applicable law.

If the Borrower defaults under this Note the Lender shall have the right to obtain ownership and possession of the Security. The Lender shall have the sole option to accept it as full payment for the Borrowed Money without further liabilities or obligations. If the market value of the security does not exceed the Borrowed Money, the Borrower shall remain liable for the balance due while accruing interest at the maximum rate allowed by law.

4. **INTEREST DUE IN THE EVENT OF DEFAULT.** In the event the Borrower fails to pay the note in full on the Due Date, the unpaid principal shall accrue interest at the maximum rate allowed by law until the Borrower is no longer in default.

5. **ALLOCATION OF PAYMENTS.** Any payments made paid by borrower will be credited, borrower understands that if note goes in default penalties will apply.

6. **PREPAYMENT.** Borrower may prepay this Note without penalty as long as there is no DEFAULT.

7. **ACCELERATION.** If the Borrower is in default under this Note or is in default under another provision of this Note, such default is not cured within the minimum allotted time by law after written notice of such default, then Lender may, at its option, declare all outstanding sums owed on this Note to be immediately due and payable.

This includes rights of possession to the Security mentioned in Section 3.

8. **ATTORNEYS' FEES AND COSTS.** Borrower shall pay all costs incurred by Lender in collecting sums due under this Note after default, including reasonable attorneys' fees. If lender or Borrower sues to enforce the Note or obtain a declaration of its rights hereunder, the prevailing party in any such proceeding shall be entitled to recover its reasonable attorneys' fees and cost incurred in the proceeding (including those incurred in any

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bankruptcy proceeding or appeal) from the non-prevailing party.

9. **WAIVER OF PRESENTMENTS.** Borrower waives presentment for payment, a notice of dishonor, protest, and notice of protest.

10. **NON-WAIVER.** No failure or delay by Lender in exercising Lenders' rights under this Note shall be considered a waiver of such rights.

11. **SEVERABILITY.** In the event that any provision herein is determined to be void or unenforceable for any reason, such determination shall not affect the validity or enforceability of any other provision, all of which shall remain in full force and effect.

12. **INTEGRATION.** There are no verbal or other agreements that modify or affect the terms of this Note. This note may not be modified or amended except by a written agreement signed by Borrower and lender.

13. **CONFLICTING TERMS.** The terms of this Note shall have authority and precedence over any conflicting terms in any referenced agreement or document.

14. **NOTICE.** Any notices required or permitted to be given hereunder shall be given in writing and shall be delivered (a) in person, (b) by certified mail, postage prepaid, return receipt requested, (c) by facsimile, or (d) by commercial overnight courier that guarantees next day delivery and provides a receipt, and such notices shall be made to the parties at the addresses listed below.

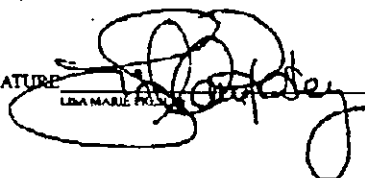
15. **GUARANTORS.** There shall be no person or entity, under the terms of this Note, that shall be responsible for the payment, late fees, and any accrued interest other than the Borrower and the said security of this Note

16. **EXECUTION.** The Borrower executes this Note as a principal and not as a surety. There is no Co-Signer.

17. **GOVERNING LAW.** This note shall be governed under the laws in the State of Florida.

With my signature below, I have read and understood this Promissory Note and fully understand the definitions, actions and consequences of this Promissory Note.

BORROWERS' SIGNATURE

  
LISA MARIE

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**STATE OF FLORIDA  
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of May, 2018, by means of  physical presence or  online notarization, by LISA MARIE PRESLEY, who says that she is the BORROWER of this PROMISSORY NOTE and that she has read the foregoing, and is either known to me or produced a current Driver's License as identification.

NOTARY PUBLIC:

Sign: Kimberly J. Pulbrick

Print: Kimberly J. Pulbrick

KIMBERLY J. PULBRICK  
Notary Public - State of Florida  
State of Florida  
Commission Expires March 28, 2019  
Commission No. 00764763  
My Commission Expires: Mar 28 2019

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DATED THIS 16<sup>TH</sup> DAY OF MAY 2018

(Solo Owner Liss Marie Presley/ Elvis A. Presley Residuary Trust/The Promenade Trust/Liss Marie Presley.)

LENDERS' SIGNATURE (or acting representative)



NECESSARY DOCUMENTS FOR MORTGAGE LENDING

DATED THIS 16<sup>TH</sup> DAY OF MAY 2018

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To the best of my knowledge the following is an estimated list of Debts & Assets

Federal Tax	\$1030584.94 (year 2017)
California Franchise Tax	\$370000.00 (year 2017)
American Express	\$210000.00
Citi Card	\$10000.00
GM Financial	\$68732.00
Med	\$130000.00

Deutsche Bank JVF	\$2990.00
Wells Fargo (total for accounts)	\$150000.00 estimate
Coes Hall (UK)	\$500000.00 estimate (financed with mortgage)

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Mail to:

Recorder Clerk

### DEED OF TRUST

This Deed, effective this 16<sup>th</sup> day of May, 2018, by and among Lisa Marie Presley, with address at 21021 Ventura Blvd #340, Woodland Hills, CA 91364 ("Trustor"), and Naussany Investments & Private Landing LLC, Jacksonville, FL ("Lien Holder Beneficiary"),

Witnesseth that the Trustor, for valuable consideration, hereby conveys, assigns, and confirms unto the Lender, in trust and with power of sale for the security of the Beneficiary, and subject to the terms of this Deed of Trust, the real property located in the County of SHELBY, State of Tennessee, and more particularly described as follows: ADDRESS OF DESCRIBED PROPERTY SET BELOW: 3734 ELVIS PRESLEY BLVD, MEMPHIS TN 38116

Property Description: Graceland 3734 Elvis Presley Blvd, Memphis, TN 38116  
Elvis Arron Presley Residuary Trust/ Lisa Marie Presley  
The Promenade Trust (filed in Los Angeles County Los Angeles CA)

Legal Description: Part of the Ruth Brown Moore 179.42 acre tract of Lot 3 in Section 2, Township 1, Range 8 West being more particularly described as follows:  
Being at a point in the east line US Highway No 51 South, a distance of 929.45 feet Northwardly, as measured along the east line of said highway, from its intersection with the north line of Timothy Drive, said point of beginning being the southwest corner of the Ruth Brown Moore 18 acre tract; thence north along the east line of said highway to 51 south a distance of 490 feet to a point; thence east 900 feet to a point thence north 210.92 feet to a point in the north line of the Ruth Brown Moore 179.42 acre tract thence north 89 degrees 56 minutes 30 seconds east, along the north line of said tract 219.2 feet to a point thence south 801.14 feet to a point thence 104.1 feet to a point thence 100 feet to a point in the south line of the Ruth Brown Moore 18 acre tract thence west along the south line of said tract 1015.10 feet to the point of beginning containing an area of 13.891 acres.

together with any improvements on the said real property, and the rents, issues, profits, or any proceeds thereof, as well as any easements, right-of-way, licenses, awards, or any other benefits related to the said real property.

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The purpose of this Deed of Trust is for the abovementioned real property to secure the obligations of the Trustor to the Beneficiary, whether existing now or after the signing of this Agreement, including the following:

1. Payment of a promissory note or obligation executed by the Trustor in favor of the Beneficiary dated May 16<sup>th</sup> 2018, whether or not incorporated or attached herein, with a principal indebtedness of \$ 3,800,000.00.
2. Performance of any other obligation of the Trustor in favor of the Beneficiary as may be incorporated or attached herein.
3. Payment of any other sums which the Trustor may borrow from the Beneficiary.
4. Payment or reimbursement of any costs relating to the enforcement of this Deed of Trust.

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES:

1. The Trustor shall pay any indebtedness to the Beneficiary, when due and without any delay, including all related interests, penalties, fees, and charges.
2. The Trustor shall keep the real property in good condition, including all improvements, structures, or features included in the same, and execute all acts (including repairs) as may be required or necessary in order to reasonably maintain the value of the said real property.
3. The Trustor shall promptly address any actions, proceedings, or obligations affecting the real property at its own expense, including payment of any real estate taxes, discharging any liens or encumbrances, and all proceedings or costs in relation to the same.
4. The Beneficiary, through a written and recorded instrument, may appoint a successor or substitute Trustee.
5. The Beneficiary or its representatives are entitled at anytime to inspect the real property for the purpose of doing or executing any acts it is entitled to perform under this Agreement, or any other agreement between the Beneficiary and the Trustee.

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- 6. The Trustor shall maintain required and competent insurance policies for the real property, including fire, hazard, personal liability, and any other insurance which the Beneficiary may reasonably require, and pay all premiums for the same.
- 7. For the enforcement or performance of this Deed of Trust, the Trustee shall not be required to pay or risk any of its own funds since the said responsibility for the same shall belong to the Trustor.
- 8. This Deed of Trust shall inure for the benefit, and shall be binding with respect to the representatives, heirs, assigns, and successors of its respective parties.
- 9. The Trustor shall assign any proceeds, damages, compensation, and awards in relation to any eminent domain proceedings in relation to the real property, notify the Beneficiary of the existence of the any eminent domain notice or proceedings within five (5) days of knowledge, and elect whether any such proceeds should be applied to its principal indebtedness or in order to restore the real property prior to its previous value prior to condemnation.
- 10. The Trustor shall be considered in default: 1) If it delays in any payment or with the performance of any obligation secured by this Deed of Trust; 2) If it breaches any term or warranty of this Deed of Trust; 3) If it sells, assigns, leases, or conveys the real property in any manner, or causes any encumbrance on the same without the express consent of the Beneficiary.
- 11. If the Trustor defaults, then the Beneficiary may consider any or all obligations secured by this Deed of Trust as immediately payable and/or enforceable, without the need for any demand, notice or presentment of any kind (or to the minimum extent as may be required by law with respect to such demand, notice or presentment). Further, the Beneficiary shall be entitled to do any action (including taking possession of the real property), pay any sums, or enter into any proceedings in order to preserve, restore, or enhance the real property, including all actions to preserve, restore, enhance, or collect on any proceeds from the same. The Beneficiary resorting to any authorized action which it may have under this section shall not be construed as curing the default of the Trustor, or invalidating any of the rights or claims of the Beneficiary.

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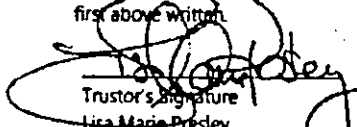
- 12. Additionally if the Trustor defaults, the Beneficiary may also commence an action or actions to foreclose this Deed of Trust as a Mortgage after giving notice of the time, place and terms of such sale of the Mortgaged Property to be sold in the manner required by applicable law, whether the said sale shall involve the entire or a portion of the said property at the election of the Beneficiary, to seek deficiency judgment in relation thereto, and to do any other action it is not precluded from doing under any relevant laws in furtherance of any of its rights under this Deed of Trust. The Trustee shall then execute a transfer of title and deliver the possession of the Mortgaged Property to the purchaser or purchasers as the case may be, and the Trustor warrants that the same shall be provided without any objection or delay. The Trustee shall receive the proceeds thereof and shall apply the same as required by applicable law. A partial sale of the Mortgaged Property shall not exhaust the Power of Sale by the Beneficiary over the same.
- 13. The remedies afforded to the Beneficiary or Trustee under this Deed are exclusive and cumulative with respect to any rights or remedies afforded to the Beneficiary or Trustee detailed under this Deed of Trust, and are in addition to any other rights or remedies afforded under relevant laws.
- 14. Trustee shall reconvey to the Trustor, upon full payment of Trustee's fees and without any warranty, the real property subject of this Deed upon written request of the Beneficiary expressing that all indebtedness secured has been paid and/or has been satisfied. Recitals contained in the reconveyance shall be conclusive evidence of its truthfulness.
- 15. Any rights or remedies afforded to the Beneficiary shall be free from any statutory or common law right of redemption, marital share, homestead, or all other exemptions.
- 16. For any of its rights or remedies under this Deed, the Beneficiary may act through the Trustee. For this Deed, both the Beneficiary and Trustee may act through their respective representatives, agents, or employees.
- 17. The invalidity or unenforceability of any provision of this Deed of Trust shall not affect the validity or enforceability of any other provision.

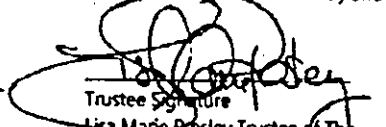
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- 18. The Trustor warrants that it lawfully owns fee simple title to and has the right to immediate possession of the premises.
- 19. The Trustor warrants that the real property is free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.
- 20. The Trustor and Lender (also known as Beneficiary) have agreed not to file this Deed of Trust unless Trustor, Lisa Marie Presley defaults on Promissory Note Dated May 16, 2018 and said note is due on May 16, 2022.

In witness whereof, the parties have hereunto set their hand and seal the day and year first above written.

  
 Trustor's Signature  
 Lisa Marie Presley  
 Trustor Elvis Arron Presley Residuary Trust  
 Sole Owner of Graceland/ EPE 15%  
 Ownership

  
 Trustee Signature  
 Lisa Marie Presley Trustee of The  
 Promenade Trust/ Lisa Marie Presley

**Acknowledgement Of Notary Public**

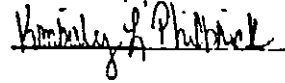
State of Florida)

) ss

County of DUVAL)

On this day personally appeared before me LISA MARIE PRESLEY, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are described in and who executed the foregoing instrument, and acknowledged that s/he signed the same as his/her free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and Notarial Seal, the 16<sup>th</sup> day of May, 2018.



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NOTARY PUBLIC in and for the State of Florida

My commission expires Mar 26 2019

NOTARY PUBLIC



EMERIO L. PALMER  
Notary Public, State of Florida  
My Comm. Expires March 26, 2019  
Certificate No. 09 754792

Representative of Naussany Investments & Private Lending LLC  
Also Known as Beneficiary of this Deed of Trust

#138853

**PRIORITY MAIL**  
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ONE RATE ■ ANY WEIGHT  
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Priority Mail  
US Postage Paid  
Jacksonville FL 322  
Permit No. 107798

**USPS PRIORITY MAIL**

Naussany Investments  
1601-1 N Main St  
Jacksonville FL 32206

PKG ID 173903  
WEIGHT 0.7 lbs  
1 of 1

08/03/2022

LISA MARIE PRESLEY  
21021 VENTURA  
WOODLAND HILLS CA 91364

*Return to sender 8-22*

ZIP-DELIVERY TO 91364



9400 6041 9101 5583 0210 1159 49

ELECTRONIC RATE APPROVED # 987654622

*addressee refused*

Priority Mail is a registered trademark of the U.S. Postal Service

For international shipments, the maximum weight is 4 lbs.

EPI4H August 2020 Outer Dimension: 10 x 5

9507 11 4800

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**PRIORITY<sup>®</sup>**  
**MAIL**

05/13/23

APPLY PRIORITY MAIL POSTAGE HERE

<b>P</b>	Priority Mail US Postage Paid Jacksonville FL 32206 Permit No. 1077984
	<b>USPS PRIORITY MAIL</b>
Naussany Investments 1601-1 N Main St Jacksonville FL 32206	PKG ID 003622 WEIGHT 0.7 lbs 1 of 1
07/05/2022 LISA MARIE PRESLEY 21021 VENTURA BLVD UNIT 340 WOODLAND HILLS CA 91364	
ZIP-DELIVERY TO 91364	
	
<b>9490 0804 3400 7721 6588 9656 49</b>	
ELECTRONIC RATE APPROVED # 987654622	

*Handwritten signature and initials*

EPI 4H August 2020 Outer Dimension: 10 x 6

For international shipments, the maximum weight is 4 lbs.

09/48/2

6-8-23

**P** 

Priority Mail  
US Postage Paid  
Jacksonville FL 32206  
Permit No. 1077984

EP14H August 2020 Outer Dimension: 10 x 5

# USPS PRIORITY MAIL

Naussany Investments  
1601-1 N Main St  
Jacksonville FL 32206

PKG ID 299037  
WEIGHT 0.7 lbs  
1 of 1

06/01/2022  
LISA MARIE PRESLEY  
21021 VENTURA BLVD UNIT 340  
WOODLAND HILLS CA 91364

*Refused  
6/22/23*

ZIP-DELIVERY TO 91364



9400 1365 0556 2940 7162 4173 98

ELECTRONIC RATE APPROVED # 987654822

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For international shipments, the maximum weight is 4 lbs.

USPS 158/21E