

DC Recorder of Deeds



"Quit Claim Deed" was never filed with DCRoD
Oksana claims Frederick signed on 12/7/2013

Examiner: *"it should have had a barcode on it... Usually at the top ... On the right hand side."*

https://Shaddock.net/video/OksanaQCD



Transcript - Thursday October 2, 2025
8:43 outgoing DCRODVeronicaParker.mp3
859 incoming DCRODVeronicaParker2.mp3
DC is a 1 Party Approval state for phone recordings

OFFICE OF TAX AND REVENUE

Frederick J. Shaddock
Harbour Square Cooperative Co-Owner
520 N Street, SW S-316
Washington, DC 20024



Harbour-Square.com/Shaddock

Quit Claim Deed

No Bar Code from the DC Recorder of Deeds

DISTRICT OF COLUMBIA

This instrument is made this 7th day of December, 2013 between Frederick J. Shaddock, as GRANTOR, and Oksana Shenet Shaddock, as GRANTEE.

Who witnessed?

WITNESSETH: That the GRANTOR, on behalf of himself, his heirs, executors, administrators, successors, representatives and assigns, for and in consideration of the sum of ONE DOLLAR ($1.00) cash in hand paid at or before delivery of this document, the receipt of which is hereby acknowledged, has bargained and sold and by this document and does grant, bargain, sell, convey, remise, release and forever QUIT CLAIMS unto said GRANTEE, on behalf of himself, his heirs, executors, administrators, successors, representatives and assigns, all the right, title, interest, claim or demand which the GRANTOR may have had in and to the following described property:

Where is the receipt for $1 ? stupid bargain

definitely had as marital property

Address: 520 N Street, SW, Unit S316, Washington, DC 20024

Lot: 0116 Square: 0503 Oksana's writing "1"

TO HAVE AND TO HOLD the said tract of land, with all singular the rights, members and appurtenances thereof, so that neither GRANTOR nor any other person claiming under him shall at any time claim or demand any right, title or interest to the said tract of land or its appurtenances.

IN WITNESS THEREOF, the said GRANTOR has hereunto set his hand and seal, the day and year first above written.

No way!

missing up stroke for 'd'

missing distinctive K

Frederick J. Shaddock, GRANTOR

Only 'writing' in blue ink

Washington, DC, SS: USA?

Signed, Sealed, Sworn to and delivered in the presence of:

NOTARY PUBLIC

My commission expires:

Who are they?

Up Side Down

JOHNSON LAW GROUP INTL PLLC
www.jlgi.com

Elderly Audrey gets it right side up

Veronica Parker (OCFO)
Legal Instrument Examiner
Office of the Chief Financial Officer
Office of Tax and Revenue
Recorder of Deeds

1101 4th Street SW, Suite W500
Washington, DC 20024
202-727-5387
https://otr.cfo.dc.gov/service/oter-reocrder-deeds



DC.gov
https://otrcfo.dc.gov › service › otr-recorder-deeds

OTR Recorder of Deeds

The Recorder of Deeds, an administration of the Office of Tax and Revenue, is the official repository of all land records and general public instruments for ...

Document Images | Recorder of Deeds Tax Forms | Electronic Recording

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https://otrcfo.dc.gov › service › recorder-deeds-docums...

Recorder of Deeds - Document Images - DC OTR

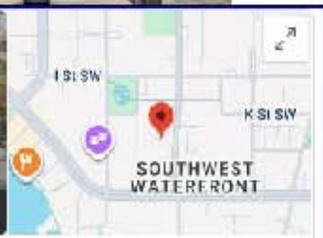
The Recorder of Deeds provides online access to its document images and index information from August 1921 to the present.

People also ask

What is the role of the recorder of deeds?

How do I get a copy of my deed in DC?





Washington DC Recorder of Deeds

3.4 ★★★★☆ 5 Google reviews

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No Bar Code from the DC Recorder of Deeds

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stupid bargain

definitely had as marital property

Address: 520 N Street, SW, Unit S316, Washington, DC 20024

Lot: 0116 Square: 0473

Oksana's writing "1"

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No way!

missing up stroke for "d"

missing distinctive K

Frederick J. Shaddock, GRANTOR

Only "writing" in blue ink

Washington, DC, SS: USA?

Signed, Sealed, Sworn to and delivered in the presence of:

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Up Side Down

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JOHNSON LAW GROUP INTL PLLC
www.jlgi.com

Elderly Audrey gets it right side up

Call from Frederick Shaddock to DC Recorder of Deeds, Veronica Parker

Transcript - October 2, 2025
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YouTube unlisted Video

Examiner Veronica: " **it should have had a barcode on it... Usually at the top ... On the right hand side."**

Answering:
You have reached the Office of the Recorder of Deeds within the Office of Tax and Revenue. Your call will be recorded for quality and training purposes. Please press 1 to proceed in English. Please press 1 to hear our frequently asked questions. Press 2 to speak with a member of our staff. Did you know that you can research documents by the way?

Veronica:
Welcome to the ROD this is, Veronica. How can I help you?

Frederick:
Yes, this is Frederick Shaddock. I'm at Harbor Square. We're almost neighbors. I'm here at this condo. And my wife is saying that in 2012, 13 years ago, that I signed a quit claim deed on this condo.

Frederick:
You know, these condos over here, they're over 200, 000 now. And she showed me this and it doesn't have any recorder you know date stamped at the recorder of deeds

Veronica:
okay give me the square lot sir give me the square lot

Frederick:
oh the square lot okay yes here it is yeah I can't read or any 0 0 05:03 wow that's the other thing that's illegible. I think it's 0503. Just a second here. I might be able to find it in a different document.

Veronica:
Okay, hold on for a second. Hold on. Sure. Give me the address.

Frederick:
Yeah, 520 N Street, Southwest. Unit S316. You said

Veronica:
Yeah, unit S316. You said 520?

Frederick:
Yeah.

Veronica:
And then N as in Nancy?

Frederick:

500 over here.

Frederick:
Frederick Shaddock and my wife is Oksana. So she's saying that there's a quick, I mean, this paper doesn't have any stamp on it. Now when something's brought in like this, don't you put a stamp filed

Veronica:
or received? Yes.

Frederick:
What does it actually look what should it look like

Veronica:
Sure Because there's so many of them with that Latin Square.

Frederick:
Oh, yeah, it's a big there's 500 units.

Veronica:
Yeah correct

Frederick:
It's a nice place. You could walk to work Got a swimming pool.

Veronica:
Okay.

Frederick:
Nice rooftop view of the Potomac.

Veronica:
Let's do it this way because this is too many.

Frederick:
Ah, okay.

Veronica:
Okay, let's do it the other way, sir.

Frederick:
Alright. Yeah, what's your name?

Veronica:
My name is Veronica.

Frederick:
Veronica. Thank you very much. I'm Frederick Shaddock.

Veronica:
Okay, that's... You said Frederick. Okay, then. Let me see if I can find your name.

Frederick:
Yeah, last name Shaddock.

Veronica:

Veronica:
Okay, hold on for a second, sir. Hold on.

Frederick:
Like Haddock, the fish, but with an S. Shaddock.

Veronica:
Okay.

Frederick:
What's your last name?

Veronica:
Parker. Okay. Sir, can you spell your last name

Frederick:
Yeah, you remember it's like haddock the fish but s had Dd. Yeah, that's like that's like Like super like A then DD o CK

Veronica:
Yep Sierra okay, sh a then DD OCK

Frederick:
Yep, yeah, they called me Shaddock the Haddock on the swimming team

Veronica:
In high school swimming team

Frederick:
in high school Did they kid you in high school and say you're always parking cars? Veronica, she's always parking cars.

Veronica:
And When did you purchase it?

Frederick:
October 12th, 2012.

Veronica:
So is it a condo or is it a co-op?

Frederick:
Oh, technically we're a co-op. You're right.

Veronica:
Okay, so

Frederick:
that's the official term.

Veronica:
That's why I can't find it. I'm looking for a deed. Okay hold on 1 second please

Frederick:
okay Veronica

Veronica:
No.

Veronica:
Okay.

Veronica:
Well done. Okay.

Frederick:
I appreciate this. You're an early

Veronica:
bird. It's

Frederick:
not even

Veronica:
9 yet. Yeah, I have to go back to...

Frederick:
Okay, your old records. Yeah, this is from 2012. Okay, so I'm

Veronica:
in 2010, so I gotta go back

Frederick:
1. 2012, yep.

Veronica:
Okay. 2012

Frederick:
Well, she has a paper it says quick glem deed and supposedly my signature but it doesn't have any other kind of stamp No, no bar code It has a notary I didn't Well, that's what I'm calling to find out Veronica. I don't think it was ever recorded there's nothing on this paper that says anything about being recorded with the recorder of deeds.

Veronica:
Okay, so yes, on the last page, it should have a stamp or something on it.

Veronica:
Yep.

Frederick:
It's a 1 page.

Veronica:
When did you originally? It's a 1 page. When did

Frederick:
you originally? I'm sorry. Originally.

Veronica:
When did you originally purchase it?

Frederick:
It's October 12, 2012. So 10, 12, 2012.

Veronica:
So it's not going to be a quick claim deed because it's a co-op.

Frederick:
Oh, because it's a co-op?

Veronica:
Correct. You just have shares.

Frederick:
We have shares. Oh, that's another point, Veronica. That's a good point she didn't even get that right she has a tendency to make she's a graphic artist and she has a tendency to create some digital things here that are not quite legit so I didn't think of that Veronica that's great so it should say quit claim of shares

Veronica:
no it's gonna say core it's gonna say core or but I don't see your name up here

Frederick:
yeah

Speaker 5:
so hold on because there's

Veronica:
a whole lot of people in this building.

Frederick:
Yeah. Well, that makes sense. I don't think she ever filed anything. I think she's just making this up story. She says that I, in return for a $200, 000 condo, that I sold it, that I quit claim the deed for $1.

Frederick:
Do I sound stupid? No, I wouldn't. I wouldn't do that.

Veronica:
I mean, some people put a dollar on the deed just so people don't know what they pay for. That does

Frederick:
happen. Yeah.

Veronica:
But,

Frederick:
I never got any dollar.

Veronica:
I know, right. So. So do you still live there?

Frederick:
Yeah, I'm here right now. But as you can guess, you know, my wife and I are having a little, you know, disputes here. And she's trying to say that she's the boss, because I quit Claim the Deed. No, I never did that.

Veronica:
Okay. Let me see if I can find somebody give me some help because I okay yeah

Frederick:
well this is very helpful

Veronica:
can I take your name and number down sure

Frederick:
yeah

Veronica:
hold on hold on hold on okay Hold on, hold on? Okay. Don't

Frederick:
go too fast. Okay,

Veronica:
Veronica. Okay. Your phone number, please? Yeah,

Frederick:
202-365-365-6100. And the name

Veronica:
was S-H-A. Okay, S-H-A. D-D-O-C-K

Veronica:
6100

Frederick:
6100 and the

Veronica:
name was SHADDOCK

Frederick:
have

Veronica:
SHADDOCK And the first name was Frank.

Frederick:
Oh, close. Frederick.

Veronica:
Frederick, okay. Okay. Thank you, sir. I'll call you back as soon as I find it.

Frederick:
Yeah, and my wife is Oksana. O-K-S-A-N-A.

Veronica:
Okay, hold on. O-K-S-A-N-A. S-O-O-Oksana.

Frederick:
It's a

Veronica:
Ukrainian name. S-A-N-A S Oksana

Frederick:
It's a Ukrainian name

Veronica:
Okay, so you said it's O-K O-K S-A

Frederick:
N-A

Veronica:
Oh, I did have that right, okay

Frederick:
You did Well,

Veronica:
okay, and I'll call you

Frederick:
I'll

Veronica:
call you back after S a and a

Frederick:
Yeah for now and she's a little sneaky I don't know should I keep her I think probably it doesn't exist but yeah let me know for sure Can you email me or is that a good way to...

Veronica:
I can do that once I find it and I call and let you know that you give me that information.

Frederick:
Yeah, Now what would be helpful if you could send an email if you don't find it too? And I'm just Fred.

Veronica:
Okay, sir. Did you hear what I asked you? Let me call you back. Okay. I need to go get some help real quick okay okay

Frederick:
I think you're right

Veronica:
thank you you're

Veronica:

Veronica:
welcome

Frederick:
hello

Veronica:
hi ron How did you know it was me?

Frederick:
Oh, I know that you're very prompt in getting back to people. And I just talked to you.

Veronica:
Okay. It seemed like you gave it to her. It's in her name only

Frederick:
that I did. Oh yeah. But was there a quit claim deed on it?

Veronica:
It's a corporate. It was a corporate to these. So it's the same thing.

Veronica:
Mhm.

Veronica:
So hold on 1 second, hold on.

Frederick:
All right. Well, what she's saying is I gave up my marital property rights because we were married back in 2001.

Speaker 6:
Okay, hold on.

Frederick:
Yeah, I do know that she has it only in her name. At the closing, she forgot she had a husband. Even though I bought a house in 2006, I put her name on the house. In 2012, that was 11 years after our marriage, she was supposed to buy

Veronica:
my name.

Frederick:
I mean, it hasn't been a big deal, but just recently she's saying that I did a quick clean deed, but I never did that.

Veronica:
Okay, well I'm going to... Well

Frederick:
that's what I'm, basically I want to find out if this document that she gave me is fraudulent because it doesn't it's not stamped at all and it would be stamped with a barcode you say.

Veronica:
It has a barcode on it but she might have a copy from, she might have gave you that copy I don't know why but **it should have had a barcode on it**.

Frederick:

Should have had a barcode, yep. Is it usually in the top left or the bottom or where is it usually?

Veronica:
It's **Usually at the top** sir.

Frederick:
Usually at the top. You don't have to call me sir.

Veronica:
On the right hand side. On the right hand side.

Frederick:
Wow. Okay there's nothing there. This is something that looks like she took my signature from somewhere else.

Veronica:
Okay well. Well. No. It's just why she purchased it by herself.

Frederick:
Yeah, at the closing. Okay, hold on. That's true. Yeah, that

Veronica:
I'm aware

Veronica:
of. Okay, so y'all live in apartment S-316?

Frederick:
That's right. Yeah, I'm here now.

Veronica:
Okay. Yeah, so she only had it in her name. She bought it, when she went to close and it was just her there. That's right. That's the way it looks.

Veronica:
Okay.

Frederick:
That's right. Yeah, I was at our Iowa house at the time and now when I closed, she wasn't there, but I put her name on, but when she was here, she just forgot she had a husband. Oh yeah, that guy in Iowa. Oh yeah. So anyway, the main thing is this quick claim deed paper that she, her attorney gave me on April just this past year.

Frederick:
So they've been really, they've been sitting on this for 13 years and now they have this quick claim deed and it's not stamped by the recorder of deeds. Yep. Would it be stamped and signed or just a stamp?

Veronica:
I mean it's gonna have our information on it but we do have 1 we do have 1 on file

Frederick:
oh you do have what what on file a quick

Veronica:
we have the rest we have which they said or file

Frederick:
oh they have a quick claim deed on file

Veronica:
it's not as you can call it a quick hit claim deed but because it's a co-op it's called a can-eat thing. But it's the same as a quit claim deed.

Frederick:
Oh, well this thing says quit claim deed. District District of Columbia this instrument. On 7th of December.

Veronica:
So and that does not have 10 digits up there.

Frederick:
No. What what are the 10 digits that you see.

Veronica:
Okay. Okay. So after this I'm going to transfer you to a manager, okay? Because I can't, let me, hold on.

Veronica:
Okay.

Veronica:
20 12.

Veronica:
Huh.

Veronica:
11:11. 1 9 02:10 digits.

Frederick:
Okay. So that's kind of the date.

Veronica:
The opportunity.

Frederick:
Is that the date backwards, the year, month,

Veronica:
day? Yes, it was 10, it was done 10, 15, 2012.

Frederick:
Yeah. Oh, well that's fine. Yeah, this thing that she this quick lengthy that she gave me it was 7th of December 2013 so a year later, okay Yeah, yeah, so I'm saying

Veronica:
this

Frederick:
Yeah, I think yeah, I agree that the 2012 document when she did the closing is in the records. What I'm saying is that there's no 2013 that's valid and that would have had a barcode in the upper right. So that's very helpful. It shows that this piece of paper that you gave me a year after the purchase is bogus. All right, I guess That's all I need.

Frederick:
And I appreciate it. You know, if you can send me anything by email, just for our discussion today, we found no 2013 document. Is that? Is that okay to get something like that?

Veronica:
Let me say that again, sir.

Frederick:
Oh, if you could send me just anything by email to show her that I did call the recorder of deeds and there's nothing, there's no 2013 document related to this property you know whatever you feel comfortable with you know you don't have to You don't have to write that she's a sneak and she made up a document, of course, or anything like that. Just, you know, according to our records, there's no nothing altering the deed.

Veronica:
Well, no, I, Melody, I can send you, sir, is what we have on file. Yeah. That's it. I can't make up nothing or anything like that.

Frederick:
Oh, okay. Well, if you could send that to me, I'd appreciate that.

Veronica:
Okay. Hold on, please. Hold on, please.

Frederick:
Sure. Okay, Veronica. Thanks. Yeah, well, that would be good. That's good enough.

Frederick:
Just say this is the most recent document we have.

Veronica:
I'm not going to say any of this, sir. I'm just going to send you what we have, okay?

Frederick:
That's great. I don't want to put words in your mouth.

Veronica:
No, I don't want to get involved and sound like it's a debate going on and I don't want to be the end part of

Frederick:
That's right. You know. Okay. There's a lot of that going around.

Frederick:
Man, husband is a wife, it's not getting along. But the truth makes peace. But the truth makes peace she won't lie to me we can stay married but She's going to make up these documents. I have to think

Veronica:
about it. Okay, spell your...hold on 1 second. Hold on.

Veronica:
Alright. Oh.

Veronica:
Spell your email for me slowly so I can catch it.

Frederick:
Alright. Just Fred. Fred, R-E-D. Yeah, F-R-E-D. Fred Flintstone.

Frederick:
And at Harbour...

Veronica:
Wait a minute. At who?

Frederick:
It's the Harbour Square. Down the street.

Veronica:
Okay. Okay. I mean just give me the email edge. I mean the... You said at?

Frederick:
Yeah, the little at sign. Right. And then the har-bar. But they spell it with a U. Like they do in England.

Frederick:
H-A-R-B-O-U-R. Okay.

Veronica:
Wait a minute. Okay. H... H-U?

Frederick:
No. H-A-R. Har. Okay.

Veronica:
H... Okay. I guess I'm not hearing you, sir. Oh.

Frederick:
Yeah, it's because we're near the harbor we're near the boats So

Veronica:
H-a-r-b-o-u-r- H-a-r-b-o-u-r-

Veronica:
Yeah, then O-u-r R.

Frederick:
Okay B. Yeah then O-U-R.

Veronica:
I don't

Frederick:
know if it's spelled the British way, not the English, not the American way.

Veronica:
Okay so just give me what, you don't have to give me the English elephant this please just spell it for me,

Frederick:
okay Just HARB0 you are dash And then square Sqare.com Okay. You should be getting in now. Okay,

Veronica:
I'm going

Frederick:
to check the email right now.

Veronica:
Okay. And you can call me back later.

Frederick:
All right. Thank you very much, Veronica. This will help keep us married.

Veronica:
Okay.

Frederick:
She can't lie to me because

Veronica:
I

Frederick:
got Veronica to verify things. Okay. Thanks a lot

Veronica:
You're welcome. Bye bye.

Yep, just a couple blocks south from you all.

Veronica:
Okay, I don't see that coming up. So hold on.

Frederick:
Let's see. I may have that. Let's see that block number.

Speaker 3:
I think I had to put that on another document just a second.

Veronica:
Okay.

Frederick:
Oh, here it is. Yeah, square 0503.

Veronica:
Okay, hold on.

Frederick:
This is Harbor Square.

Veronica:
And it's square. Okay, 0503.

Frederick:
And lot 0116. 2 0.

Veronica:
And You said it's a condo?

Frederick:
Yep. Square?

Veronica:
0 1 1 6. Yep.

Frederick:
That's 6 yep

Veronica:
You don't see anything that says to 0

Frederick:
to 0 no It's

Veronica:
let me say because you'll be the condo starts with a to so all

Frederick:
well there are a lot of them here.

Veronica:

Doc# 2012111192

Government of the District of Columbia
Office of Tax and Revenue
Recorder of Deeds
515 D Street, NW
Washington, DC 20001
Phone (202)727-5374

Return To:
Edmund J. Flynn Co.
5100 Wisconsin Ave NW
Suite #514
Washington, DC 20016

Economic Interest Deed
Cooperative Only

Transferor (1) Name: Richard Pica
Transferor (2) Name: Carol Pica
Transferor (3) Name: Adrienne Hutchinson
Address 12600 Surrey Circle Dr. Fort Washington MD 20744
Transferee (1) Name Oksana S. Shaddock
Address 520 N St SW, WDC 20024 , Apt. #S-316

Date Transferred October 12 2012
Interest Transferred 0.1615%

☒ Tenants in Common ☒ Joint Tenants ☐ Trustee
☒ Tenants by Entireties ☒ Sole

Underlying (Qualifying) Real Property : **Square 0503** Suffix **Lot 0116**

Transferor(s)

Richard Pica

Carol Pica

Adrienne Hutchinson

Transferee(s)

Oksana S. Shaddock

Subscribed to and sworn to before me by
Richard Pica, Carol Pica, and Adrienne Hutchinson

SEAL the 12 day of October, 2012

Notary
My Commission Expires _____

Jennifer L. Warner
Notary Public, District of Columbia
My Commission Expires 6/30/2014

Subscribed to and sworn to before me by
Oksana S. Shaddock

SEAL the 12 day of October, 2012

Notary
My Commission Expires _____

Jennifer L. Warner
Notary Public, District of Columbia
My Commission Expires 6/30/2014

DEED Summarize

PV Parker, Veronica (OCFO)

To: Frederick Shaddock Thu 10/2/2025 9:09 AM

SHADDOCK OKSANA S DEED...
699 KB

Veronica Parker
Legal Instrument Examiner
Office of the Chief Financial Officer
Office of Tax and Revenue
Recorder of Deeds
1101 4th st SW
Suite W500

Reply Forward