Email

From: fred shaddock.net <fred@shaddock.net>
Sent: Wednesday, April 23, 2025 7:28 AM
To: Robert Case Liotta <rcl@ldelaw.com>
Cc: Oksana Shaddock <OksanaShaddock@gmail.com>
Subject: "Quit claim deed" not signed in person, willingly, before a live witness, nor registered

The "quit claim deal" is bogus, and only loosely resembles an actual Washington DC quit claim deed. This is the first day I have seen this alleged document from 13 years ago.

The alleged signature is not by my hand.
It is the only writing in blue ink. Oksana and the Notary used black ink. Odd.

It is missing the upper stroke of the "d" in Frederick. Shaddock also missing my distinctive K at the right end.
Not a registered document with the DC Government.
Oksana's distinctive 7th of December and lot number the way she makes a 1.

The logo and name "JOHNSON LAW GROUP INTL, PLLC" and "www.jlgi.com" on the page is very odd. Who are they? Is this a document they electronically fabricated? I would be on high alert when asked to sign a document made by lawyers.

It is odd that there are no photos, or "selfies" of such an important event. As shutter bugs, Oksana and I would have photos of me signing a document and Oksana smiling, and shaking hands with the notary.

I have numerous photos of all my major transactions, especially real estate, with the parties present, since purchasing an Iowa condo in 1997. For example, here are photos of my purchasing Harbour Square condo N32 and the Iowa house. I always do photos. Why no photos of this one, if it was such a good deal for me? Where is any photo of me happily signing a document? Then proudly depositing the $1 in the bank?
https://cicorp.com/investment/RealEstate/dc/HarbourSquare/
https://cicorp.com/investment/RealEstate/IA/806N4/financing/closing/all.htm

I had no reason to sign such a document and did not. For $1? Are you kidding?
Regardless, I do not have a record of receipt of $1 from Oksana, such as a bank check or credit card transaction, so the "deal" is void.

Why would I sign away my ½ ownership in a $200000+ property for $1.
That is nuts, like a deal a Democrat Jimmy Carter did, giving the Panama Canal.
Or Joe Biden did, giving the Taliban billions of dollars of US high tech weapons.

I would jeopardize my reputation with Colgate University, MIU, Mensa, and Trump University by agreeing to such a stupid move, contrary to The Art Of The Deal

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And I would not even require Oksana to do a similar quit claim deed in return for our marital Iowa house? No. I just would not sign such a dumb document. Especially without an attorney to advise me on such an important, $200000+ matter.

2013 was 12 years ago. Our memories are unreliable at such a time distance. I do have photos of Oksana and me doing dinners and our work days together in the condo. My photos show me in Fairfield during early December, and only going to DC as Christmas neared.

To force me to sign such a document to gain entrance to our marital condo is evidence that the "grantor" was coerced into signing a quit claim against my will and interests, which is grounds to revoke it.

The Notary, Audrey Hatrey, apparently stamped Up Side Down with her red notary seal. She was already senile by 2013, has passed away, and can no longer vouch that I signed before her.

And lastly, from AI:

> To make a quit claim deed valid, several key steps must be followed:
> the deed must be in writing, signed by the grantor (the person transferring the property), and ideally notarized
> . **It also needs to be recorded with the county clerk's office** where the property is located.

Frederick
202-365-6100

AI Overview

To make a quit claim deed valid, several key steps must be followed:
the deed must be in writing, signed by the grantor (the person transferring the property), and ideally notarized
. **It also needs to be recorded with the county clerk's office** where the property is located.

Here's a more detailed breakdown:

1. Writing and Information:

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Clear and Complete:

The deed must be in writing and contain all the necessary information, including the names of the grantor and grantee, a legal description of the property, and the transfer date.

Grantor and Grantee:

The names of the person transferring the property (grantor) and the person receiving it (grantee) must be clearly stated.

Property Description:

A precise legal description of the property, including its address and other relevant details, is crucial.

2. Signature and Notarization:

Grantor's Signature: The grantor must sign the quitclaim deed.

Notarization (Recommended): While not always required by law, notarization adds a layer of security and is strongly recommended. It confirms the grantor's identity and their willingness to transfer the property.

3. Recording:

County Clerk's Office:

The signed and ideally notarized quitclaim deed must be filed with the county clerk's office in the county where the property is located.

Official Record:

Recording the deed makes it a public record, officially transferring ownership to the grantee.

From: Robert Case Liotta <rcl@ldelaw.com>
Sent: Tuesday, April 22, 2025 3:20 PM
To: fred shaddock.net <fred@shaddock.net>
Cc: Oksana Shaddock <OksanaShaddock@gmail.com>
Subject: Re: Do I have to do this for you to admit the truth? Quit claim. Filing tomorrow

Dear Mr. Shaddock

Attached please find the Quitclaim Deed. in which you waive all right title and interest in Oksana's Condo. The Condo was marital property when she bought it but you waived that interest so it is no longer marital property. If you pursue this again in Court I will seek attorney's fees under Rule 11.

Robert Liotta

On Tue, Apr 22, 2025 at 1:04 PM fred shaddock.net <fred@shaddock.net> wrote:

> Out of professional courtesy, I am copying Mr. Liotta on this, since he is mentioned in my motion as admitting that our property is marital, and to give you and him the opportunity to produce a notarized paper claiming to be a quit claim deed. I would like to see what you claim today, or quit claiming a quit claim deed.