

Exhibit B - Bogus Oksana Quit Claim Deed

allegedly signed by *Freud Shqshatruk* on December 7, 2013



Fake, forged, unrecorded

Quit Claim Deed

No Bar Code from the DC Recorder of Deeds

Office is just 2 blocks from condo

DISTRICT OF COLUMBIA

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

Who witnessed?

It is a stupid bargain to sell his rights to a $300000 marital condo for no benefit than just $1.

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, 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 CLAIM 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:

definitely had as marital property

No $1 receipt

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

Frederick has no attorney for such a big transaction?

Lot: 0116 Square: 0508 *Oksana's writing with distinctive "I"*

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 herewith set his hand and seal, the day and year first above written.

No way!

Freud Shqshatruk?

Frederick J. Shaddock, GRANTOR

missing "d" in Frederick

So at this alleged "document signing meeting" Frederick used a bold blue ink pen, but then Notary Audrey used a light black ink pen?

Washington, DC, SS: *USA?*

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

NOTARY PUBLIC

Sadly, Audrey passed away so there is no verifiable witness

My commission expires:

Elderly Notary stamps it upside down

Who are they?

JOHNSON LAW GROUP INTL PLLC

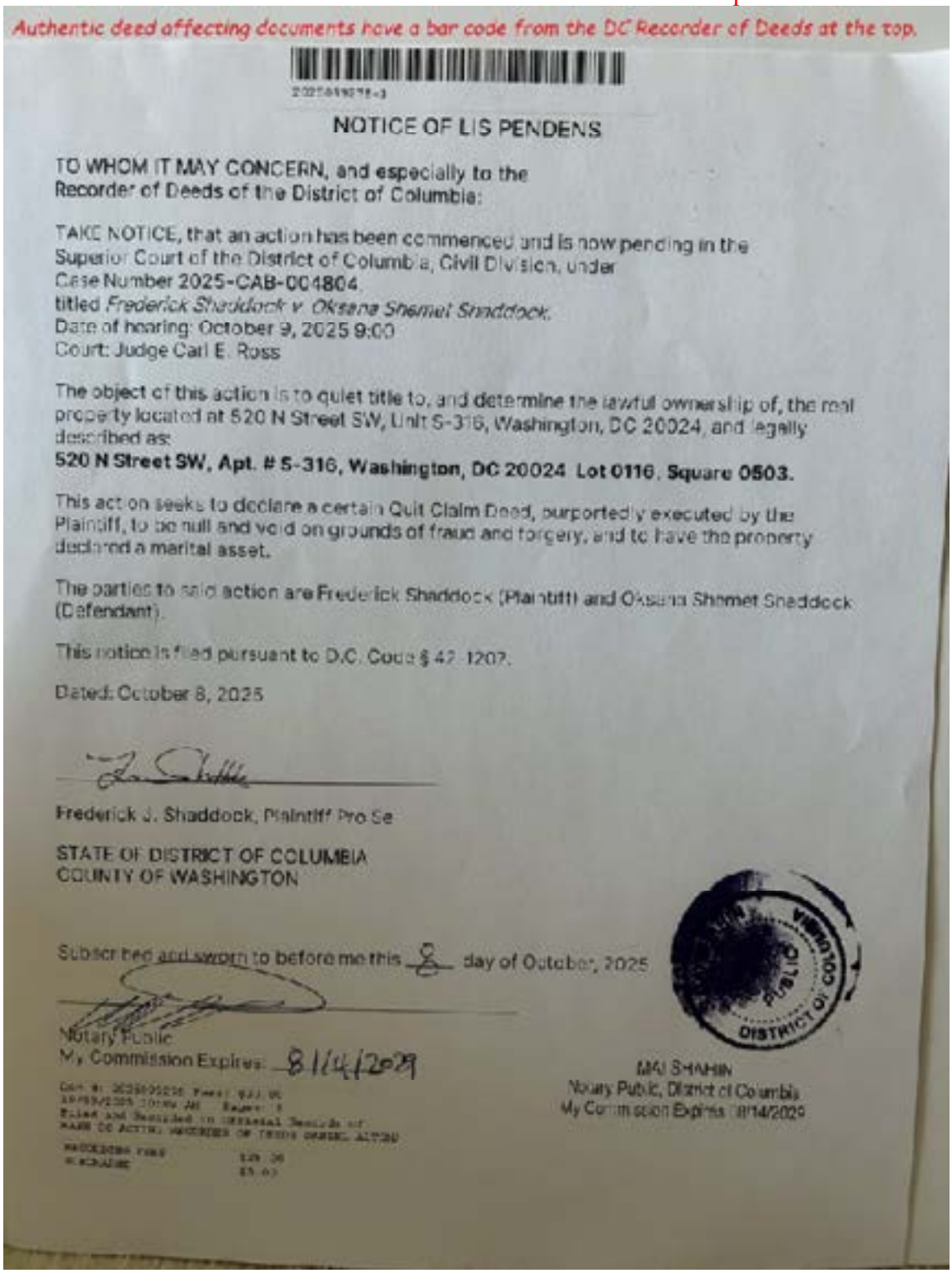
www.jlgi.com

Then she re-stamps it right side up.

Frederick and Oksana often take selfie photos at important events but there are no photos of such a marital relations changing event.

Fake "Quit Claim Deed" claiming Frederick quit claiming his marital DC condo worth $300000 at the time for no other benefit than $1on December 7, 2013.

Authentic deed affecting documents have a bar code from the DC Recorder of Deeds at the top such as Frederick's List Pendens on the title of this Harbour Square condo.



Authentic deed affecting documents have a bar code from the DC Recorder of Deeds at the top.

NOTICE OF LIS PENDENS

TO WHOM IT MAY CONCERN, and especially to the Recorder of Deeds of the District of Columbia:

TAKE NOTICE, that an action has been commenced and is now pending in the Superior Court of the District of Columbia, Civil Division, under Case Number 2025-CAB-004804, titled *Frederick Shaddock v. Oksana Shemet Shaddock*.
Date of hearing: October 9, 2025 9:00
Court: Judge Carl E. Ross

The object of this action is to quiet title to, and determine the lawful ownership of, the real property located at 520 N Street SW, Unit S-316, Washington, DC 20024, and legally described as:
520 N Street SW, Apt. # S-316, Washington, DC 20024 Lot 0116, Square 0503.

This action seeks to declare a certain Quit Claim Deed, purportedly executed by the Plaintiff, to be null and void on grounds of fraud and forgery, and to have the property declared a marital asset.

The parties to said action are Frederick Shaddock (Plaintiff) and Oksana Shemet Shaddock (Defendant).

This notice is filed pursuant to D.C. Code § 42-1207.

Dated: October 8, 2025

Frederick J. Shaddock, Plaintiff Pro Se

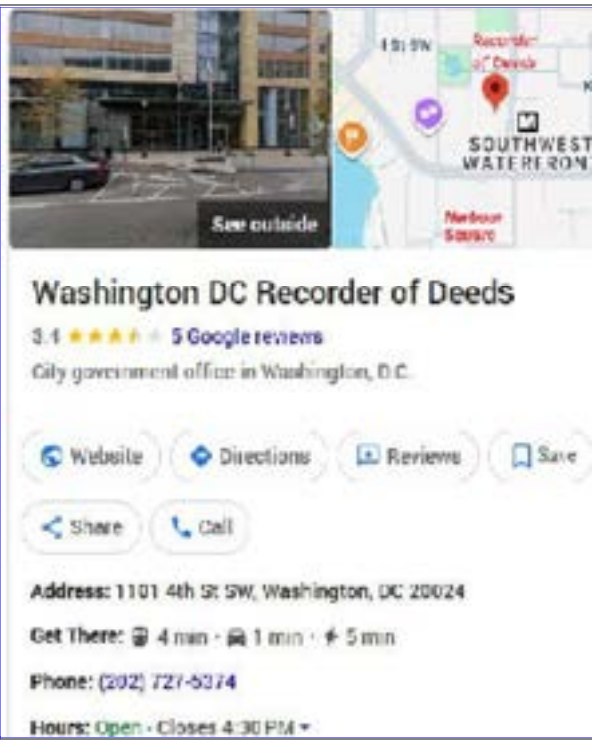
STATE OF DISTRICT OF COLUMBIA
COUNTY OF WASHINGTON

Subscribed and sworn to before me this 8 day of October, 2025

Notary Public
My Commission Expires: 8/14/2029

IMAI SHAHIN
Notary Public, District of Columbia
My Commission Expires 8/14/2029

If it was real, then it would have been easy to record a the DC Recorder of Deeds office just 2 blocks north of the Harbour Square condo

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

Would Frederick stupidly sell a $300000 condo for no benefit than $1 ?



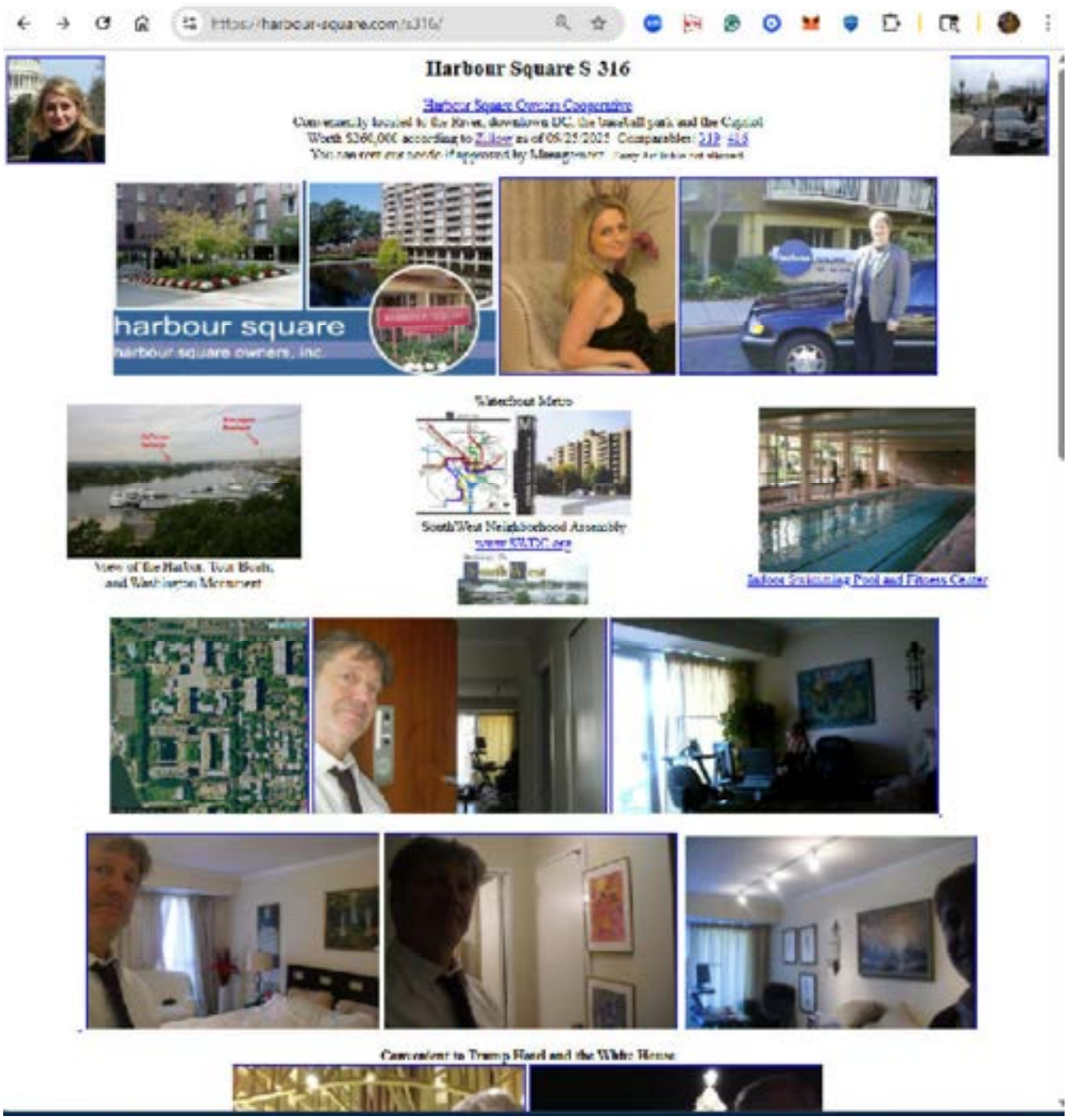
Frederick is in Mensa with an IQ of 156
He graduated from Colgate University in the prestigious Patriot League
Masters in Education from MIU, working on his Ph.D.
He passed Trump University course on Real Estate Investment.
Would he do something so stupid?

Frederick Shaddock is too smart to sell his 1/2 interest in a marital condo for just $1

Colgate University, Computer Science, 1978	https://sof-web.scansoftware.com/cafeweb/tl/login Rick Shaddock application to SOFIA	**Master of Arts in Education, 1981**
	 	

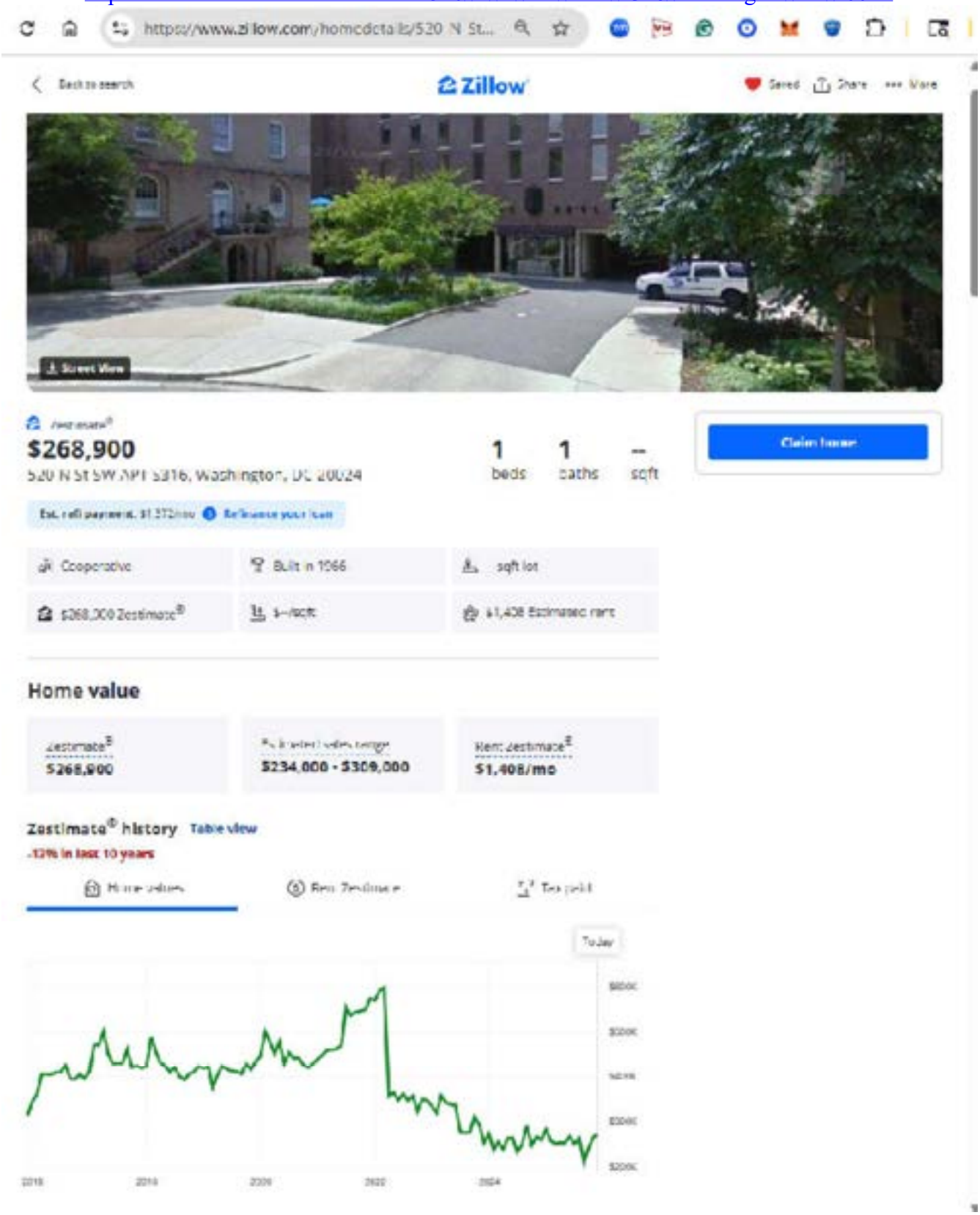




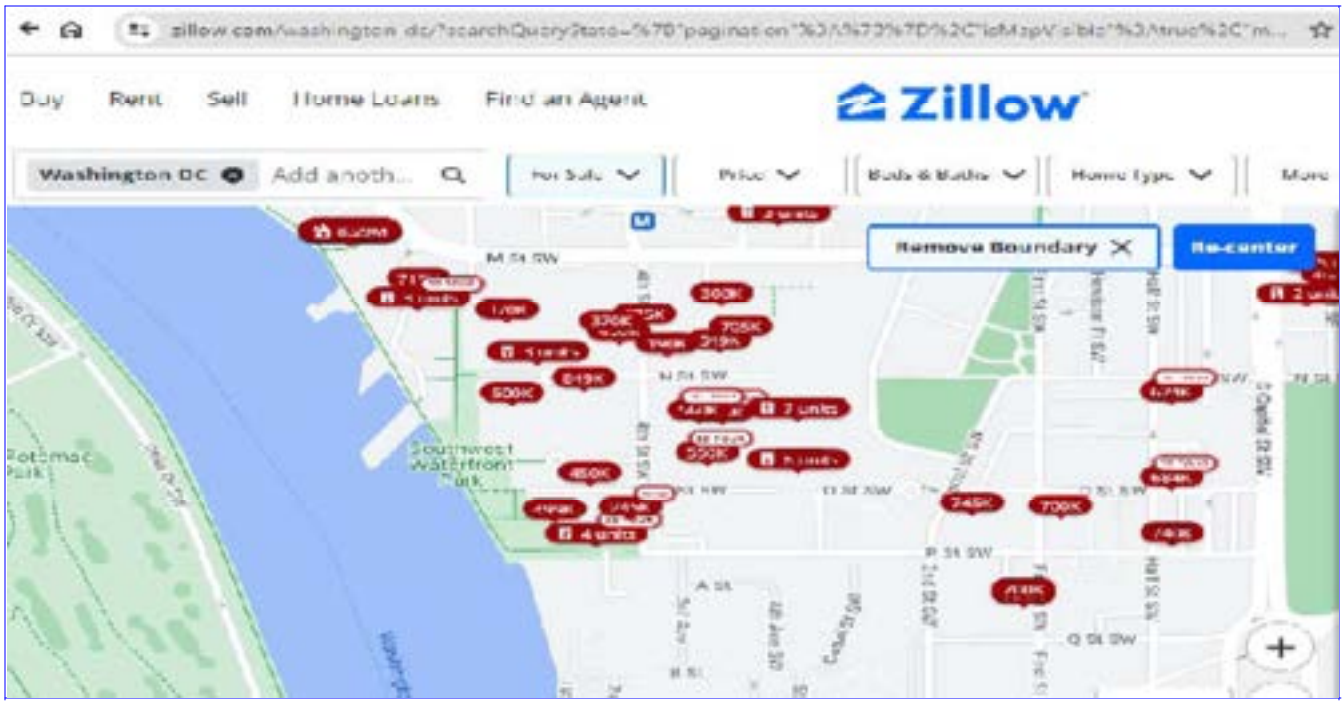


Condo was worth $300000 at the time, once over $600000, and now $268900

https://www.zillow.com/homedetails/520-N-St-SW-APT-S316-Washington-DC-20024



Comparables over $300000 near the DC Waterfront Metro and Capitol Mall



Lotta loot for Lawyer Liotta for this fruitless fraudulent financial filing fight
Oksana paid him about $20000 by now





Quit Claim Deed

DISTRICT OF COLUMBIA

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

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, 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:

Address: 520 N Street, SW, Unit 8316, Washington, DC 20024

Lot: 0116 Square: 0503

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 herewith set his hand and seal, the day and year first above written.

Frederick J. Shaddock, GRANTOR

Washington, DC, SS:

Signed, sealed, sworn to and delivered in the presence of:

NOTARY PUBLIC

My commission expires:

JOHNSON LAW GROUP INTL PLLC
www.jlgi.com

Unrecorded fake "Quit Claim Deed" claiming Frederick quit claiming his marital DC condo worth $300000 at the time for no other benefit than $1on December 7, 2013.