Superior Court of Washington, County of Spokane

In re: Petitioner/s *(person/s who started this case)*: Karlee D Preble And Respondent/s *(other party/parties)*: Darrick J Preble	No. 21-3-00460-32 Motion to Compel Quit Claim Deed (CR 70) *(name):* Darrick J Preble (DCLR)

Motion to Compel Quit Claim Deed (CR 70)

1. I, DARRICK J. PREBLE, am the Respondent in this matter. I am 38 years old. I make this statement based on personal knowledge.

2. On October 12, 2022, this Court entered a Decree of Dissolution (SUB 24) which awarded the real property at 3723 S. Myrtle St, Spokane, WA 99223 (Parcel 35344.0214) to the Respondent.

3. The Decree orders the Petitioner to execute a quit claim deed transferring her interest in the property to the Respondent within 30 days of final payment per the amortization schedule.

4. The property settlement judgment of $129,300.00 has been fully satisfied. Respondent made 61 documented bank transfers totaling

$171,727.00, exceeding the judgment by $42,427.00. Payment documentation is filed with this Court (FL All Family 135 Declaration, filed June 16, 2026), incorporated by reference as if set fully herein.

5. The judgment was exceeded on November 30, 2023. Over two and a half years have passed. The Petitioner has refused to execute the quit claim deed as ordered by this Court.

6. The property is in active foreclosure as a direct result of the unsatisfied judgment lien and the Petitioner's refusal to execute the quit claim deed

7. Pursuant to CR 70, when a judgment directs a party to execute a conveyance of land and the party fails to comply, the court may direct the act to be done by some other person appointed by the court.

8. Respondent respectfully requests this Court enter an order:

a. Ordering the Petitioner to execute a quit claim deed within ten (10) days of this order; AND

b. If Petitioner fails to comply, appointing the Clerk of Court to execute the quit claim deed on behalf of the Petitioner pursuant to CR 70; AND

c. Ordering the Petitioner to pay Respondent's costs.

(Number any pages you attach to this Declaration. Page limits may apply.)

I declare under penalty of perjury under the laws of the state of Washington that the facts I have provided on this form (and any attachments) are true. ☐ I have attached *(number):* ___ pages.

Signed at *(city and state):* Hayden ID Date: June 18, 2026-

D Preble

Sign here

Darrick Preble

Print name

Warning! Documents filed with the court are available for anyone to see unless they are sealed. Financial, medical, and confidential reports, as described in General Rule 22, **must** be sealed so they can only be seen by the court, the other party, and the lawyers in your case. Seal those documents by filing them separately, using a *Sealed* cover sheet (form FL All Family 011, 012, or 013). You may ask for an order to seal other documents