John F. Sherwood, Jr.

Partner

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Practice Emphasis

Business Law
Estate Planning & Probate
Real Estate Law
Land Use & Municipal Law
Taxation
Business Planning
Real Estate Leasing
Real Estate Acquisitions & Sales
Trust & Guardianship Administration

About John

John Sherwood's practice focuses on real estate, estate planning, probate, trust, business planning, and tax law. He advises clients on estate planning matters, including family business planning, commercial and residential real estate transactions and litigation, business transactions, business planning, probate and trust administration, and disputes.

Real Estate

John's real estate practice includes virtually all issues developers, landlords, tenants, and others in the real estate market space. This includes purchases and sales of commercial real estate, commercial leasing, land use matters (such as easements, restrictions, and covenants and conditions), and homeowner association (HOA) formation and disputes. He regularly represents commercial landlords and tenants, in connection with large commercial leasing projects for retail, industrial and office space.

John's real estate clients include developers and builders, national and regional commercial landlords and tenants, and real estate buyers and sellers. He represents clients in real estate acquisitions and sales, commercial leasing and subleasing matters, easement issues, due diligence investigations, secured financing transactions involving banks and private lenders, and development matters.

Along with drafting purchase and sale agreements, leases easements, covenants and other title matters, John works with his clients, brokers and other professionals through the process of land transactions. He is known for providing practical advice and for his pragmatic approach to transactions.

Estate Planning & Probate

John represents a wide range of clients, from those with modest net worth to ultra-high net worth clients. He often assists clients in developing estate plans during family transitions that involve a change in the family dynamic. This includes the arrival of a first child through biological birth or adoption, and a death in the family.

For clients with higher net worth or potentially taxable estates, John's services extend to creating tax-advantaged estate plans. These plans, which may include establishing generational irrevocable/remainder trusts, and lifetime gifts, that are designed to maximize tax benefits for the client while recognizing/addressing family dynamics that need to be considered when transferring wealth and are not necessarily tax driven.

John also assists in the administration of estate in probates. In this capacity, he provides counsel and advice to administrators, he prepares court filings, and assists with asset transfers, including helping administrators reach agreements with beneficiaries (when necessary).

Education

- LL.M. Tax, University of Washington, 1998
- J.D., Gonzaga University, 1997
- B.S., Arizona State University, 1994

Representative Matters

- Represented property owners and tenants in commercial, retail, warehouse and office lease agreements
- Represented national tenant in leasing multiple retail locations
- Represented landowners in negotiating, documenting and closing construction loan and construction documents in excess of $50.0 million for mixed use development
- Represented landowners and buyers in negotiating, documenting and closing complex land transaction in excess of $20.0 million with national REITs

Bar Admissions

- Washington
- U.S. Tax Court
- United States District Court for the Western District of Washington

Professional & Civic Involvement

- Washington Bar Association (Real Property, Probate and Trust Section)
- King County Bar Association (Real Property, Probate and Trust Section)
- Past President, Ronald McDonald House Charities of Western Washington & Alaska
- Seattle Foundation's Professional Advisor Council
- Member Overlake Hospital Professional Advisor Committee
- Past President and current Member of the Board of Trustees for St. Thomas Day School

Publications & Presentations

- Presenter, IMPACT! 2024 – “Top 10 Things To Improve Your Contracts”
- Author, “Residential Real Estate – New landlords can avert disputes by knowing rules,” PSBJ, 2006
- Co-author, “Estate Planning for the Small Business Owner,” WSBA, 2003
- Author, “Death and the Real Estate Transaction,” Broker Agent Magazine, 2003
- Co-Author, “Estate and Gift Taxes and the Marital Deduction Planning,” WSBA, 2001

Honors & Awards

- Selected To Super Lawyers: 2004 – 2009
- Selected To Rising Stars: 2004