PRK PETERSON RUSSELL KELLY LIVENGOOD

John F. Sherwood, Jr.

Partner

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Practice Emphasis

Tax	Estate Planning & Probate
Real Estate Law	Land Use & Municipal Law
Business Law	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 face. 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 high net worth clients, commercial landlords and tenants, in connection with large commercial leasing projects for both retail and office space. He also represents landlords and tenants in connection with leasing and subsequent lease administrative matters.

Estate Planning and Probate

John represents a wide range of clients from those with modest net worth to those having a net worth of $10 million and more. 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 higher net worth clients who are likely to have taxable estates, John helps clients create tax-advantaged estate plans, which can include establishing family trusts, A/B trusts, irrevocable and remainder trusts, and lifetime gifts.

John additionally helps administrators in estate probates. In this capacity, John provides counsel and advice to administrators, he prepares court filings, and assists with asset transfers including helping administrators reach agreement 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)
- Member Board of Directors of Ronald McDonald House Charities of Western Washington & Alaska
- Seattle Foundation's Professional Advisor Council
- Secretary & Member of the Board of Trustees for St. Thomas Day School
- John advises a number of non-profit agencies and foundations on a pro-bono basis

Publications & Presentations

- 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