



SPENCER A.W. STROMBERG

Director

Business & Finance

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SPENCER A.W. STROMBERG

Spencer Stromberg is a business and real estate attorney who represents individuals, families, and businesses in all aspects of property and business ownership, including buying or selling residential property; buying, selling, leasing, or developing land or commercial property; new business formation; buying or selling a business; and navigating disputes when they arise. Spencer also works with his clients to determine the best way to leave their hard-earned assets to their loved ones after death.

Spencer went to law school to become the kind of attorney who could assist his family's business, which was involved in real estate development, construction, and property management. He aimed to understand the legal issues facing small companies and sought practical, real-world solutions to help resolve them. Upon graduating and beginning his legal practice, he discovered that the challenges faced by small business owners are also commonly encountered by individuals and families. He recognized that these clients would eventually need to address the matter of passing their homes, land, investments, and businesses on to family or other loved ones. Spencer is committed to prioritizing client service, with the mission of helping his clients navigate these issues and achieve the best possible outcomes.

A frequent lecturer and author, Spencer has spoken at numerous continuing legal education seminars on key topics such as landlord/tenant law, deed of trust foreclosures, easements, and condominiums. Additionally, he contributes as a co-author to the Washington State Bar Association's Washington Real Property Deskbook Series, focusing on the ethical issues faced by attorneys in real property matters. Further, Spencer dedicated eight years to serving on the Downtown Spokane Partnership's Board of Directors and the Business Improvement District Ratepayer Advisory Board. He is a former member of the Executive Committee of the Washington State Bar Association's Real Property, Probate and Trust Section, demonstrating a broad commitment to advancing the legal profession.

Prior to joining Fennemore, Spencer co-founded Sullivan Stromberg, PLLC, which became Lucent Law, PLLC. Previously, he worked as in-house counsel, and as a property and project manager for a family-owned real estate development, construction and property management company. Further, he was also a small business owner in the restaurant and brewery industries. His experiences of running a small business and managing construction projects and commercial

property give him a unique understanding of the issues faced by his clients and the ability to strategically form pragmatic solutions to resolving those issues.

EDUCATION

- J.D., University of Washington School of Law
- B.A., University of Washington

AREAS OF PRACTICE

- Business & Finance
- Trusts & Estates
- Real Estate
- General Counsel Services

ARTICLES AND PRESENTATIONS

- Co-Author, "[Transfer on Death Deed in Washington State: What It Is and How It Works](#)," Firm Publication, July 6, 2023
- Co-Author, "[Danger Ahead: Transferring Real Estate into a Trust](#)," Firm Publication, June 28, 2023
- Co-Author, "[When Should I Use a Quit Claim Deed?](#)" Firm Publication, June 28, 2023
- Co-Author, "[I Sold My Property on Contract and The Buyer Isn't Paying. What Can I Do? Exploring Options for Defaults on Seller Financing.](#)" Firm Publication, June 3, 2023
- Co-Author, "[Navigating Probate in Washington State: A Guide for the Surviving Spouse](#)," Firm Publication, May 30, 2023
- Co-Author, "[Washington Home Sellers Must Make Required Disclosures](#)," Firm Publication, May 21, 2023
- Co-Author, "[Top Five Things to Know About Shared Driveway Easements](#)," Firm Publication, December 16, 2022
- Co-Author, "[Easements 101: Everything You Need to Know](#)," Firm Publication, December 15, 2022
- Co-Author, "[Idaho Legislature Acts on Rental Restrictions](#)," Firm Publication, October 14, 2022
- Co-Author, "[Six Things to Consider Before Putting Your Home On the Market](#)," Firm Publication, June 22, 2022
- Co-Author, "[How Do I Add Someone to My Property's Title?](#)" Firm Publication, May 23, 2022
- Co-Author, "[Should I Waive the Inspection Contingency?](#)" Firm Publication, February 15, 2022
- Co-Author, "[\(Video\) Should I DIY My Real Estate Purchase?](#)" Firm Publication, June 4, 2021
- Co-Author, "[Changes to Washington Real Estate Excise Tax](#)," Firm Publication, January 25, 2020
- Co-Author, "[Startup Business Law Series: How Do I Protect My Personal Assets?](#)" Firm Publication, January 15, 2020
- Speaker, "Special Considerations for Commercial and Investment Transactions," Handling Real Estate Transactions from Start to Finish Seminar, April 2019

- Co-Author, "[Changes to LLC and Corporation Filings in Washington](#)," Firm Publication, November 14, 2017
- Co-Author, "[Service Account Cancellations, Financial Affairs and Powers of Attorney](#)," Firm Publication, November 14, 2016
- Co-Author, "[Answers to 3 Common Questions About Digital Assets](#)," Firm Publication, January 29, 2016
- Speaker, "Terminating or Releasing Easement Options," Boundary Issues and Easement Law Seminar, December 2016
- Speaker, "Creating and Enforcing Easements," Boundary Issues and Easement Law Seminar, December 2016
- Co-Author, "[What is a Durable Power of Attorney?](#)" Firm Publication, December 15, 2015
- Co-Author, "[Estate Planning – Who is it Really For?](#)" Firm Publication, September 30, 2015
- Co-Author, "[HOA Rental Restrictions – Are They Valid?](#)" Firm Publication, September 8, 2015
- Co-Author, "[CC&R Amendment – Idaho Supreme Court Favors HOA Over Homeowner](#)," Firm Publication, August 31, 2015
- Co-Author, "[Subchapter S Election for a Single-Member LLC](#)," Firm Publication, July 23, 2015
- Co-Author, "[Estate Planning – Do I Need It If I'm Not Wealthy?](#)" Firm Publication, January 29, 2015
- Speaker, "Creating and Enforcing Easements," Boundary Issues and Easement Law Seminar, December 2014
- Speaker, "Terminating or Releasing Easement Options," Boundary Issues and Easement Law Seminar, December 2014
- Co-Author, "[Condominium Resale Certificate – Washington & Idaho](#)," Firm Publication, January 30, 2014
- Speaker, "Case Study: Mixed Use Development Projects – A Panel Discussion," Real Estate Development in Eastern Washington & Idaho Seminar, September 2013
- Speaker, "Terminating or Releasing Easement Options," Boundary Issues and Easement Law Seminar, December 2011
- Speaker, "Creating and Enforcing Easements," Boundary Issues and Easement Law Seminar, December 2011
- Speaker, "Commercial Condominiums and Conversions," Advanced Commercial Leases Seminar, July 2010
- Washington State Bar Association, Washington Real Property Deskbook Series: Duties and Responsibilities of the Lawyer (4th Ed., 2009)
- Speaker, "Tenant/Borrower Issues in Foreclosure," Drafting and Foreclosing Deeds of Trust after the Amendments to the Deed of Trust Act Seminar, October 1998
- Speaker, "Evictions under the Washington Residential Landlord Tenant Act," Washington State Bar Association Real Property, Probate and Trust Section Midyear Meeting, June 1995

PROFESSIONAL AND COMMUNITY AFFILIATIONS

- Executive Committee, Washington State Bar Association Real Property, Probate and Trust Section, 2011-2013

- Co-Chair, Washington State Bar Association Real Property, Probate and Trust Section Midyear Meeting, 2014

ADMISSIONS

- Washington
- Idaho
- U.S. District Court for Eastern District of Washington
- U.S. District Court for Western District of Washington