



SPENCER A.W. STROMBERG

Director

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SPENCER A.W. STROMBERG

Spencer Stromberg is a business and real estate attorney who represents individuals, families, and companies in all aspects of property and business ownership. His practice includes buying, selling, leasing, and developing commercial, residential, multi-family, and mixed-use property; borrowing, lending, and foreclosures; new business formation; buying and selling businesses and business assets; and navigating disputes when they arise. He also serves as outside general counsel to businesses across a wide range of industries—including real estate development and management, construction, manufacturing, hospitality, and brewing/distributing—providing ongoing legal guidance tailored to their operational and strategic needs. Spencer rounds out this 360-degree focus on property and business ownership by helping clients develop business succession plans and estate plans to pass assets on to the next generation, as well as providing estate administration services, such as probate and trust administration.

Spencer went to law school with the goal of becoming the kind of attorney who could support his own family's business, which operated in real estate development, construction, and property management. He wanted to understand the legal issues facing real estate developers and business owners and to offer practical, real-world solutions – not just finding problems, but finding ways to get deals closed. After entering practice, he found that the challenges small business owners face are often the same ones confronted by individuals and families. He also recognized that these clients ultimately must plan for the transition of their homes, land, investments, and businesses to the next generation. Over the course of his career, Spencer has had the opportunity to work on matters across the full spectrum of size and complexity: sales from single-family home to \$25 Million subsidized housing projects; developments from two-lot short plats to mixed-use condominium developments; and, business asset sales of all stripes. Spencer is committed to a service-first approach, helping his clients navigate these issues and secure the best possible outcomes.

A frequent lecturer and author, Spencer has presented at numerous continuing legal education programs on landlord-tenant law, deed of trust foreclosures, easements, condominiums, and attorney ethics. He is also a co-author of the Washington State Bar Association's Washington Real Property Deskbook Series, focusing on ethical issues in real property practice. Spencer spent eight years on the Downtown Spokane Partnership's Board of Directors and three years on the Business Improvement District Ratepayer Advisory Board, and he is a former member of the

Executive Committee of the Washington State Bar Association's Real Property, Probate and Trust Section—reflecting his longstanding commitment to the profession and his community.

Before joining Fennemore, Spencer co-founded Sullivan Stromberg, PLLC, which later became Lucent Law, PLLC. He also previously served as in-house counsel, property manager, and project manager for his family's real estate development, construction, and property management company. In addition, he co-owned a business in the hospitality industry that at one point operated three restaurants and two breweries in two states. These hands-on experiences—running businesses, managing construction projects, and overseeing commercial and residential properties—give Spencer a grounded understanding of the challenges his clients face and the ability to craft pragmatic, strategic solutions

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