



Robert W. Sargeant

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ROBERT SARGEANT is a senior lawyer whose practice focuses on closing his clients' real estate transactions and resolving conflicts through litigation and alternative dispute resolution techniques. Rob's clients are buyers, sellers, lenders, developers, builders, landlords, tenants, brokers and surveyors. For many years his practice included representation of national, regional and local title insurers, issuing agents and their insureds and employees and agents. More recently, as the land title and title insurance industry has evolved with the commercial and residential markets, Rob's legal services have expanded toward services needed by business and personal interests. Rob also serves as an expert consultant and witness advising and testifying in complex litigation. Rob is regularly retained as a neutral in confidential mediation sessions, having completed the Strauss Institute certification at Pepperdine University Law School. He has been appointed as an arbitrator in court-sponsored and privately contracted proceedings.

Rob Sargeant was an outside counsel retained by title underwriters to advise and represent members of the land title industry in claims litigation, where he learned the many aspects of the land title and title insurance and escrow businesses. Rob has worked in the industry, as a manager, underwriter, counsel and business development officer. He understands the pressures his clients face because he has been an executive decision maker for a Fortune 500 Company. Rob is well versed in the closing industry and is often retained on large commercial transaction projects to advise real estate professionals and their lawyers in working with title and escrow officers to close large dollar and size transactions. He has been a national speaker on industry and lawyer panels on real estate, land title and title insurance topics. For years Rob was counsel to the Washington Land Title Association as *amicus curiae*, representing the industry in such hotly disputed cases as *Ellingsen v. Franklin County*, a decision defining what constitutes record notice. Rob has also testified as an independent expert in federal court, explaining to a jury on criminal charges, title industry functions and accepted practices.

For a number of years Rob managed a national title services office that issued commercial title policies and closed large transactions throughout the country. He served on the Washington Land Title Association's Executive Committee and as chair of its Judiciary Committee. He has represented the title industry before the Washington State Supreme Court in several landmark decisions as *amicus curiae* involving some of the most difficult problems facing the real estate industry. He was also a member ex officio of the local Commercial Brokers Association and is experienced in resolving conflicts for real estate brokers. Rob's approach is to solve problems efficiently.

▶ ROBERT W. SARGEANT MEMBER

As a Fellow in the American College of Mortgage Attorneys and having served multiple terms on its Board of Regents, Rob is often retained as local counsel for purchasers, sellers and lenders on state and local law and practice, issue legal opinions and facilitate closing of multi-site, multi-state commercial transactions.

As his clients are involved in a wide array of commercial transactions and projects, Rob's time is divided among parties closing transactions to acquire, sell and lease office, retail, hotel, and other large and small assets, and make loans to investors and developers of commercial real estate projects. Rob is also an experienced commercial trial lawyer, having handled many cases in state and federal courts in many jurisdictions.

Rob has a national reputation as a real estate lawyer and has served in leadership roles for several of the recognized professional organizations, such as the American Bar Association and the American College of Mortgage Attorneys. He is admitted in the states of Alaska, Oregon and Washington, and is involved in multistate practice for clients whose interests range across the country. He enjoys the challenges of a major commercial closing and the litigation of complex questions presented by creative and resourceful parties.

Education

Mr. Sargeant received his B.A., *cum laude*, from Macalester College in 1979, and his J.D. from Indiana University School of Law in 1982. He served as a law clerk to the Honorable Terrence A. Carroll, King County Superior Court, from 1982 to 1984.

Admitted to Bar

Washington State Bar Association

Real Property, and Probate and Trust Section

Oregon State Bar Association

Real Estate and Land Use Section

Alaska Bar Association

Real Estate Section

United States Supreme Court

United States Court of Appeals for the Ninth Circuit

United States District Court for the Western District of Washington

United States District Court for the Eastern District of Washington

United States District Court for the District of Oregon

United States District Court for the District of Alaska

Memberships

American College of Mortgage Attorneys

Board of Regents

American Bar Association

Chair, Title Insurance Law Committee, 2000-2001

Real Property, Probate and Trust Section

King County Bar Association

Real Property, and Probate and Trust Section

Commercial Brokers Association and CCIM

Board of Directors, 2003-2004

 **ROBERT W. SARGEANT** MEMBER

Washington Land Title Association
NAIOP Commercial Real Estate Development
Urban Land Institute