



STOKES LAWRENCE
VELIKANJE MOORE & SHORE



SEAN RUSSEL

sean.russel@stokeslaw.com
509.895.0087

120 N. Naches Avenue • Yakima, Washington 98901-2757

PRACTICE OVERVIEW:

Sean has litigated cases at many levels, including administrative hearings, arbitration, bench and jury trials, and in the appeal process. He has extensive experience representing clients in construction and real estate related disputes.

PRACTICE AREAS:

Litigation
Construction/Development
Trust and Estate Litigation
Agriculture

EDUCATION:

Seattle University School of Law, J.D. (2003)
University of Oregon, B.S., Psychology (1995)

ADMITTED TO PRACTICE:

Washington (2004)
U.S. District Courts for the Western (2010) and Eastern (2010) Districts of Washington

REPRESENTATIVE WORK:

Mercer Island Citizens for Fair Process v. Tent City 4, 156 Wn. App. 393, 232 P.3d 1163 (2010)
City of Woodinville, v. Northshore United Church of Christ, et al., 166 Wn.2d 633, 211 P.3d 406 (2009)
Obtained favorable result litigating lien foreclosure claim on behalf of general contractor against property owner and tenant.
Obtained favorable arbitration award for homeowner based on claims against general contractor for defective construction.
Obtained favorable result defending homeless encampment at trial and on appeal against municipality's land use claims.

Stokes Lawrence, P.S.

*Stokes Lawrence | 800 Fifth Avenue, Suite 4000 | Seattle, Washington 98104-3179 | 206.626.6000 reception 206.464.1496 facsimile
Stokes Lawrence Velikanje Moore & Shore | 120 N. Naches Avenue | Yakima, Washington 98901-2757 | 509.853.3000 reception 509.895.0060 facsimile
www.stokeslaw.com*

Obtained favorable arbitration award defending general contractor against subcontractor's non-payment claim.
Counseled commercial clients on matters relating to business operations to identify and avoid litigation risks.

PROFESSIONAL & COMMUNITY ACTIVITIES:

Board Member, Central Washington Homebuilders Association

Board Member, Committee for Downtown Yakima.

Board Member, American Subcontractors Association of Washington

Associate Member, The Associated General Contractors of Washington

RECENT PUBLICATIONS & SPEAKING ENGAGEMENTS:

"Washington's Stop Notice: An Effective Hammer in the Contractor's Tool Chest When Progress Payments are Delinquent," Associated General Contractors Cornerstone Magazine (2008)

"Good Documentation Practice and Maintaining Customer Relations," Panelist, Associated General Contractors of Washington, Bellingham (2008)

"Requirements for Filing Lien and Bond Claims in Washington," Panelist, Associated Builders and Contractors of Western Washington, Bellevue (2008)

"Lien and Bond Issues," Panelist, Associated Builders and Contractors of Western Washington, Everett (2008)

BACKGROUND & INTERESTS:

Before joining the firm, Sean worked as a litigator with the Seattle law firms of Ahlers & Cressman PLLC and Todd & Wakefield, PS. Before law school, Sean operated a family-owned business in Bellevue, Washington.