



## MAGNUS R. ANDERSSON

Shareholder

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# HANSON BAKER

### PRACTICE EMPHASIS

Magnus' practice focuses on **real estate, construction** and **finance**. He has more than 10 years' experience handling property transactions, financing, construction, and leasing matters. Magnus has also resolved numerous disputes on behalf of property owners, contractors, lenders and other businesses over the years. Many of Magnus' clients are small to mid-sized companies based in the Puget Sound region of Washington State, but he also works with publicly traded companies as well as individuals who own real estate.

#### Real Estate

Magnus' real estate practice includes **sales and acquisitions** of commercial properties, **leasing, title insurance** questions, **easements** and other agreements with neighboring property owners, and **disputes**. Magnus has represented both sellers and purchasers in commercial transactions, including negotiating, drafting and reviewing purchase and sale agreements and related closing documents. He has also handled numerous lawsuits involving real estate matters, as well as arbitrations, mediations, and appeals.

#### Construction

Magnus' construction practice includes contract **negotiations, claims** and other **disputes, lien claims**, and **bond** and **surety** questions. Magnus has represented both contractors and owners in construction projects, including drafting and reviewing construction contracts. He has also handled numerous lawsuits involving construction projects, including arbitrations, mediations and appeals.

#### Finance

Magnus' finance practice includes drafting and reviewing **loan documents**, commercial **loan work-outs** and **modifications**, and **commercial collections** including **foreclosures** and **bankruptcies**. Magnus typically represents community banks and other creditors in these matters, and has handled numerous lawsuits, mediations and arbitrations on their behalf.

### REPRESENTATIVE MATTERS

- *1000 Virginia Ltd. Partnership v. Vertecs Corp.*, 158 Wn.2d 566, 146 P.3d 423. Successfully represented homeowner in lawsuit against contractor for defective EIFS siding.
- *Colorado Structures, Inc. v. Insurance Company of the West*, 161 Wn.2d 577, 167 P.3d 1125. Represented surety in defense of claim against AIA A-311 Performance Bond.
- *First Mutual Bank v. Wirkkala*, Bankruptcy Appellate Panel, Ninth Circuit Court of Appeals (BAP No. WW-05-1218). Obtained judgment declaring borrower's debt to community bank non-dischargeable based on borrower's false financial statements.
- *Woodman Construction, Inc. v. Roy Rogers, Inc.*, 2008 WL 116280. Represented general contractor on grocery supermarket project in claim against subcontractor which had abandoned and filed lien claim against project.
- *Peterson Power Systems, Inc. v. Turner Logistics, LLC*, 2007 WL 3245259. Represented supplier of generators to construction project in defense of breach of contract claim by seller of generators.
- *Chayer Enterprises v. Townhomes at Kirkland, LLC*, 2008 WL 2132813. Represented developer of condominium conversion in defense of lien and breach of contract claim by painting contractor.
- Successfully represented lender on multi-phase residential development against numerous mechanic's lien claims totaling more than \$580,000.
- Obtained eviction order and \$240,000 judgment against commercial tenant and guarantor.

## **PROFESSIONAL AND CIVIC INVOLVEMENT**

Master Builders Association of King and Snohomish Counties

Bellevue Chamber of Commerce

Washington State Bar Association (Bar No. 31536)

Real Property, Probate and Trust Section

Construction Law Section

Creditor Debtor Rights Section

King County Bar Association

Real Property, Probate and Trust Law Section

## **EDUCATION**

J.D., Gonzaga University School of Law, *summa cum laude*, 2001

Articles Editor, Gonzaga Law Review

B.A., Lindenwood University, 1997 (St. Charles, MO)

Construction Contracting – Overview of Fundamentals of Construction Law (ESI International/George Washington University), 2002

## **HONORS / AWARDS / UNIQUE RECOGNITION**

Magnus is "AV" rated by Martindale-Hubbell\*, the highest rating obtainable by members of the legal community.

Named ***Super Lawyer Rising Star*** in 2006, 2009 and 2011 by Washington Law & Politics

Clerk to Justice Richard B. Sanders, Washington Supreme Court, 2001-2002

## **ARTICLES AND PRESENTATIONS**

*Wake-up Call: Snoozing Lender Loses Lien Rights*

Bar Bulletin – King County Bar Association (2012)

*Non-judicial Foreclosures of Commercial Loans*

National Business Institute (May 2011)

*Drafting a Winning Appellate Brief*

National Business Institute (September 2010)

*May It Please the Court: Oral Argument Techniques that Get Results*

National Business Institute (September 2010)

*Liens on Real Property*

National Business Institute (August 2008)

*The Washington Supreme Court Abandons the Completion and Acceptance Doctrine*

Construction Law, Vol. 36, No. 1 (WSBA Summer 2007)

*The Supreme Court Reinforces the Economic Loss Rule*

Construction Law, Vol. 36, No. 1 (WSBA Summer 2007)

## **BACKGROUND AND INTERESTS**

Magnus grew up in Malmö, Sweden. He came to the United States at the age of 19 with the dream of becoming an attorney. Magnus is now a shareholder with Hanson Baker Ludlow Drumheller P.S. and lives in Kirkland with his wife and three young daughters. In his free time, Magnus enjoys spending time with his family. He is also an avid golfer.