



JESSICA RANCIE

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SHAREHOLDER

Ms. Rancie is a member of the firm's Real Estate section. She advises clients through all stages of commercial and residential real estate transactions. She specializes in Master Plan development projects, residential PUD's and commercial developments. Her practice involves all aspects of negotiating and structuring development projects, acquisitions, land use planning, and leasing.

Ms. Rancie was recently honored as CCIM Finalist for 2018 Real Estate Attorney of the Year. She is a director of CREW Utah and chairs the CREW Marketing Committee. She serves as the Chair for Kirton McConkie's Advancement of Women Committee and has been actively involved in mentoring young attorneys in the early stages of their careers.

EXPERIENCE

Developer's counsel for Master Plan development project on 3,000 acre parcel (Master Plan includes a golf course, lakes community, over 55 active living community, single family residential, multi-family residential, commercial space, open space/parks, schools and infrastructure.)

Lender's counsel for 700 acre single family residential development project valued at over \$150 Million dollars.

Landowner's counsel for low income housing project

Developer's counsel in planned use (PUD) over 55 Active Adult community

Counsel for Buyer in \$500 Million dollar investment portfolio

Counsel for Landlords and Tenants in millions of dollars of office, industrial and retail leases

Owner's counsel in ground lease for retail development projects

Owner's counsel for acquisition and redevelopment of office buildings

Developer's counsel in single family residential community projects

Buyer's counsel for commercial retail property

EDUCATION

Brigham Young University, Comparative International Law, LLM, 2012

James Cook University, Australia,
Bachelor of Laws, LLB, 2006

James Cook University, Australia,
Bachelor of Arts (Journalism), B.A., 2006

PUBLICATIONS & PRESENTATIONS

International Law, Utah Valley University, November 2009-2013

Fundamentals of Real Estate Law, Women Lawyers of Utah, 2016

Constitutional Law, Wasatch County School District, 2015, 2016

Real Estate Law, Kirton McConkie, 2018

HONORS & AWARDS

Mountain States Super Lawyers: Real Estate, 2020

2018 CCIM Excellence Awards Finalist

ADMISSIONS & AFFILIATIONS

Bar Admissions: Utah

Affiliations: CREW Utah

PRACTICE AREAS

CONSTRUCTION, SURETY
& DESIGN PROFESSIONALS

REAL ESTATE

BOUNDARY DISPUTES

CONTRACTS

ENVIRONMENTAL
REGULATION AND
LICENSING

WATER RIGHTS

PURCHASE AND SALE
TRANSACTIONS

PROJECT DEVELOPMENT
AND AGREEMENTS

LAND USE AND ZONING

COMMERCIAL LEASING

REAL ESTATE FINANCING

CORPORATE