



Lane Conrad

Associate

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“My practice is based on a deep understanding of my clients’ businesses, people, and missions. Through this close partnership, I deliver efficient, practical solutions to disputes that protect client interests while minimizing disruption to their businesses.”

Lane Conrad is a commercial litigator who represents companies of all sizes through complex legal problems from initial conflict through resolution. She has extensive experience representing clients in a diverse range of industries including real estate, franchising, insurance, and cannabis.

Lane knows that one-size-fits-all litigation is ineffective. Instead, she works closely with clients to understand their businesses and tailor a strategy based on realistic case assessment, transparent budgeting process, and the client’s particular goals. She provides proactive initial conflict counseling to prevent litigation when possible, but is prepared for zealous advocacy in the courtroom when it is not. She has experience resolving cases through settlement, arbitration, trial, and after appeal in local, state, and federal court and before a variety of agencies.

Before joining Miller Nash, Lane practiced at a full-service business law firm in Arizona, where she represented commercial and government clients in contract interpretation, regulatory compliance, tort, and constitutional law cases. While attending law school, she externed at the U.S. District Court for the District of Arizona, the U.S. Attorney’s Office Civil Division, and the Pima County Attorney’s Office.

Professional Activities

- Washington State Bar Association, Cannabis Section, Board Member
- American Bar Association, Franchise Group, Young Lawyers Division, Committee Member

Civic Activities

- Legal Foundation of Washington, Associates Campaign for Equal Justice, Committee Member
- Miller Nash, Pro Bono Committee, Member

Education

J.D., Sandra Day O’Connor College of Law, Arizona State University, *magna cum laude*, 2018

- Order of the Coif
- Order of Barristers
- Research Editor, *Arizona State Law Journal*

B.S., University of Arizona, *magna cum laude*, public health, 2015

Bar Admissions

Washington, 2022
Arizona, 2018

Court Admissions

U.S. Court of Appeals for the Ninth Circuit, 2024

U.S. District Court, Western District of Washington, 2022

U.S. District Court, District of Arizona, 2021

Representative Experience

Commercial Litigation and Dispute Resolution

- Preserved millions of dollars in defense costs and potential coverage by defeating insurance company's motion for summary judgment on its duty to defend and indemnify.
- Prevailed on all factual and legal issues in multi-million-dollar real estate valuation arbitration.
- Provided Washington analysis for cryptocurrency contract dispute in Japan.
- Prevailed in limited liability company membership and governance dispute, and provided post-dispute counsel to help the business to navigate new ownership and operation.
- Obtained summary judgment on issue of first impression regarding interpretation and application of Washington's commercial electronic mail statutes.

Administrative Law

- Prevailed in court of appeals on direct review of administrative hearing examiner's decision.
- Represented cannabis licensees with respect to actions or notices issued by Washington State Liquor and Cannabis Board before the Office of Administrative Hearings including those related to traceability, testing, misrepresentation, true-party-in-interest, and pesticides.
- Provided counsel to city civil service board regarding compliance with administrative procedure act requirements.
- Represented hospitals in health insurance dispute before administrative judges and in binding arbitration.
- Resolved alleged wage and hour violation allegations issued by the Department of Labor.

Publications

- "NASAA Surprises Franchise Industry by Adopting Model Franchise Broker Registration Act," Miller Nash (May 2026)

Presentations

- "Discovery Rule Updates," Miller Nash (Mar. 2025)

Recognition & Honors

- Selected for inclusion in *Best Lawyers: Ones to Watch*[®] (Seattle, WA)
 - Labor and Employment Law—Management, 2026-present
- Selected for inclusion as a Washington Super Lawyer—Rising Star, 2025-present

Personal Activities

In her free time, Lane enjoys hiking and spending time with her two (mostly well-behaved) dogs.