

## Valerie Swett

Director

T. 617.951.1101 | F. 617.542.7437 | E. [vswett@rackemann.com](mailto:vswett@rackemann.com)



### Practice Areas

Business  
Finance  
Mergers and Acquisitions  
Tax  
Tax-Exempt Organizations  
Real Estate  
Acquisitions and Sales  
Complex Title Matters  
Finance and Workout  
Leasing  
Trusts and Estates  
Business Succession Planning  
Charitable Planning  
Estate Planning  
Estate Settlement

### Education

**Northwestern University**  
J.D., 1976  
**University of Rochester**  
B.A. Economics 1971

### Admissions

Massachusetts 1980  
Illinois 1976

### Practice Focus

Valerie Swett is a business lawyer who has experience with a wide range of real estate, corporate and individual matters, including trust and probate administration, as well as title-related matters.

In the Real Estate area, Valerie represents individuals, businesses, non-profit corporations and governmental units in various real estate-based transactions, including purchases and sales, financing arrangements, leases, 1031 exchanges, and eminent domain takings. She also works in the development of affordable housing and assists with creation of appropriate ownership entities. A title insurance agent, Swett is expert in title matters, with a particular emphasis on Nantucket titles.

Valerie's Trusts & Estates practice focuses on representing private clients in trust and probate administration. She deals with tax and accounting issues related to such administrations and consults with fiduciaries and beneficiaries regarding trust and estates issues. She also advises clients regarding estate planning and wealth disposal issues and serves as a fiduciary for trusts and estates.

### Background

With over 40 years of experience, Valerie previously was a shareholder at Boston law firm Deutsch Williams Brooks DeRensis & Holland, P.C., where she served as Senior Managing Principal.

### Honors & Awards

- Martidale Hubbell AV Preeminent (5.0/5.0) for over 20 years.

### Notable Experience

- Guide multi-generational families with planning, succession, and asset disposition or distribution
- Lead real estate practice, including all aspects of transactions and staffing/training
- Collaborate with affordable housing developer in all aspects of project concept development, permitting, title, entity formation, affordable housing tax credit syndication, condominium formation, non-discriminatory buyer selection processes, tax exempt qualification, and long term operations
- Expanded personal expertise to include trust administration, retired celebrity representation, personal office operation, and general tax by building on practice of predecessor
- Represent towns and other government bodies in eminent domain and real estate related matters
- Author all types of contracts, leases, estate planning documents, conservation restrictions, condominium and corporate organizational documents

## Professional Activities

- CREW Boston
- American Bar Association (Real Property, Probate and Trust Section)
- Massachusetts Bar Association (Property Law and Probate Sections)
- Boston Bar Association
- Christian Legal Society
- Boston Estate Planning Council
- Women Presidents Organization Boston II Chapter

## Publications & Talks

- "Illinois Attorney Discipline", 26 DePaul Law Review 325 (1977)