

Lindsey Guerrero

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DES MOINES OFFICE

Real estate law unexpectedly captured Lindsey Guerrero's imagination during law school. "My undergraduate major was Spanish. My intention was to practice immigration law or international law," Lindsey says. "I accepted a summer associate position with a real estate firm after being intrigued by a property law course. I immediately fell in love with the transactional nature of real estate." She thrives on meticulous detail and organization, two skills that are critical to the success of a real estate transaction. As a result, she pivoted her focus to real estate law and never looked back.

Lindsey represents lenders, developers, purchasers, and sellers in [commercial real estate transactions](#). Her real estate practice primarily consists of examining abstracts, rendering title opinions, and drafting purchase agreements, leases, easements, and other title clearing instruments. Lindsey also works in commercial mortgage lending. She drafts and negotiates loan documents on behalf of commercial lenders seeking to secure loans by real property.

Lindsey finds [real estate law](#) invigorating because a distinct fact pattern never ceases to arise—always keeping things interesting.

As a former underwriting attorney and then director for Iowa's exclusive title coverage provider, Iowa Title Guaranty, Lindsey gained a unique perspective on real estate transactions. Lindsey oversaw and provided guidance to more than 1,000 attorneys across Iowa on matters related to title clearing and settlement best practices. "Iowa Title Guaranty is a trusted resource for Iowa real estate professionals," Lindsey says. "I had great exposure to a vast number of complex and nuanced title issues across the state of Iowa."

"I am incredibly lucky to have had the opportunity to collaborate with, and learn from, Iowa's most distinguished real estate professionals," Lindsey says. Her experience at Iowa Title Guaranty also led to her passion for protecting Iowa's pristine land title system and maintaining the lowest title-related claims rates in the country.

Thorough, responsive, empathic, and a clear communicator, Lindsey wants to get things done. Her parents, both entrepreneurs, nurtured her creative energy. From them, she learned to never settle for how it's always been done. Instead, she looks for innovative ways to resolve issues. To advance that skill, Lindsey even earned a Certificate in Entrepreneurial Management.



PRACTICE AREAS

- [Business, Finance & Real Estate](#)
- [Commercial Real Estate Finance](#)
- [Construction & Development](#)
- [Real Estate](#)

EDUCATION

- University of Iowa (B.A. with distinction)
- University of Iowa (J.D. with distinction)

BAR ADMISSIONS

- Iowa

PROFESSIONAL EXPERIENCE

- Director, Iowa Title Guaranty
- Partner, Wilson, Guerrero & Egge, P.C.
- Associate, Wilson Law Firm, P.C.
- Associate, Wasker, Dorr, Wimmer & Marcouiller, P.C.

Her work ethic has been compared to a machine. “I don’t sleep well with tasks outstanding,” she says. “I like to end the day with my checklist completed—although I know that’s an impossible standard. But to the extent that I can, I do.”

When not in the office, Lindsey spends her time outdoors with her husband and three Weimaraners. Lindsey is an avid backpacker and an active volunteer with the Iowa Weimaraner Rescue.

PROFESSIONAL & COMMUNITY AFFILIATIONS

Iowa State Bar Association

- Real Estate Section Council, 2022-present
- Real Estate and Title Law Section

Iowa Land Title Association

- Board of Directors, Ex Officio Board Member, 2019-2022

American Land Title Association

- ALTA Title Counsel Committee, 2019

Iowa Commercial Real Estate Association

Commercial Real Estate Women

- Law Affinity Group

American Bar Association

Iowa Weimaraner Rescue

SPEECHES & PUBLICATIONS

SPEECHES

“A Primer on Mineral Interests in Iowa”

Iowa State Bar Association, Real Property Law Seminar, 2023 (speaker)

“Turning Lemons into Lemonade: Alternate Acquisitions, Lending and Sales”

Iowa Commercial Real Estate Expo, 2022 (speaker)

“Iowa Title Guaranty Update”

Drake University Law School, Real Estate Transactions CLE, 2021 (speaker)

“Iowa Title Guaranty Policy Updates for Abstractors”

Iowa Land Title Association Virtual Conference, 2021 (speaker)

“Iowa’s Land Title System: The Impact of Iowa Land Records”

Iowa Land Records Fall Conference, 2021 (speaker)

“Iowa Title Guaranty’s 750 Bright Line Policy Update”

Iowa Title Guaranty Webinar, 2020 (speaker)

“Easements: A Panel Discussion of Particular Problems and Solutions”

Iowa State Bar Association, Annual Meeting, 2019 (speaker)

"Iowa Title Guaranty Endorsement Forms and Forms 900/901"

Iowa Title Guaranty, Regional Workshops, 2019 (speaker)

"Iowa Title Guaranty vs. Title Insurance"

Iowa Land Title Association, Regional Meetings, 2019 (speaker)

"Iowa Title Guaranty Update"

University of Iowa College of Law Real Property Law Seminar, 2019 (speaker)

PUBLICATIONS

"Title Insurance Regulatory Survey – Iowa"

ALTA® Title Insurance Regulatory Survey 2021 (contributing author)

"The Force-Feeding of Young Girls: Mauritania's Failure to Enforce Preventative Measures and Comply with the CEDAW"

Journal of Transnational Law and Contemporary Problems, 21 TRANSNAT'L L. & CONTEMP. PROBS. 879 (2013)

RECOGNITION

Iowa State Bar Association

President's Award, 2022