



Recorder
2024 Executive Summary

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2024	2023
Recordings														
Electronic	29,334	33,685	32,424	31,826	36,847	34,051	34,148	35,624	29,763	37,324	28,211	33,759	396,996	385,243
In-Person	12,480	12,139	19,190	16,042	14,136	17,727	13,210	13,328	13,181	18,139	14,353	13,776	177,701	183,323
Total	41,814	45,824	51,614	47,868	50,983	51,778	47,358	48,952	42,944	55,463	42,564	47,535	574,697	568,566
Average Days to Record	0.3	0.4	0.6	0.5	0.6	0.7	0.5	1.2	0.8	0.4	0.8	0.7	0.6	0.6
Selection of Documents														
Notice of Trustee Sale	140	133	149	151	134	110	117	127	105	123	83	117	1,489	2,132
Notice of Breach or Default & Election to Sell	169	153	145	167	176	144	170	157	129	186	162	177	1,935	2,318
Deed of Trust	5,432	7,163	6,668	6,504	7,678	7,413	7,492	7,035	6,096	7,531	5,976	6,886	81,874	80,473
Lien	8,783	8,192	14,630	9,655	9,833	13,060	9,092	9,453	10,111	15,286	11,133	9,950	129,178	134,631
Homestead	1,302	1,237	1,319	1,443	1,384	1,320	1,521	1,518	1,333	1,488	1,111	1,210	16,186	15,026
Trustee Deed	150	738	195	717	857	769	357	32	464	148	439	145	5,011	7,941
Deed	10,435	12,153	12,078	11,323	12,877	12,069	12,478	12,148	10,006	11,864	9,690	11,003	138,124	146,443
Substitution/Reconveyance	2,788	2,762	2,989	3,388	3,240	3,129	3,394	3,239	2,980	3,925	2,862	3,186	37,882	34,694

Notes & Highlights

Deed: Legal document conveying title to a property.

Lien: A lien is used to provide security to a party who has an interest in real property. The lien is placed on title to a property and must be paid before the lien can be removed or title to the property can be transferred to another party. This ensures that the lien holder gets paid for their interest in the property.

Deed of Trust: An instrument that secures a debt, the repayment of the loan/mortgage encumbered by real property.

Notice of Trustee Sale: A document announcing the public sale of a property to recover a debt owed by the owner of the property.

Notice of Breach / Notice of Default & Election to Sell: A notification to a borrower that they have not made the required payments on their loan. The notice tells the borrower that they must pay the moneys owed within a certain time frame or else the property will be sold in a Trustee sale. Generally the homeowner has 3 months after a NOD before a sale date is set.

Trustee Deed: Deed given by the trustee when the real property is sold under the power of sale in a deed of trust in a foreclosure proceeding.

Homestead: A document recorded by either a homeowner or head of household on a primary residence to protect the home from forced sale in satisfaction of certain types of creditor's claims.

Substitution/Reconveyance: A document known as a substitution of trustee and full reconveyance identifies the person who has the authority to reconvey the property and remove the lien. Once the document is registered, it establishes the borrower as the sole owner of the property, which is now free and clear of the previous mortgage. These documents are commonly used for the purposes of refinancing real property and obtaining a new loan.