



Recorder
2025 Executive Summary

		Month		Annual					
		March 2024	March 2025	2021	2022	2023	2024	Projected 2025	2024-2025 % Δ
Recordings	Electronic	32,424	33,847	619,594	449,297	385,243	396,996	390,568	-1.6%
	In-Person	19,190	18,729	228,295	202,950	183,323	177,701	185,804	4.6%
	Total	51,614	52,576	847,889	652,247	568,566	574,697	576,372	0.3%
	Average Days to Record	0.6	0.8	2.1	1.2	0.6	0.6	0.5	-17.2%
Selection of Documents									
	Notice of Trustee Sale	149	142	1,461	1,650	2,132	1,489	1,496	0.5%
	Notice of Breach or Default & Election to Sell	145	229	1,202	2,239	2,318	1,935	2,304	19.1%
	Deed of Trust	6,668	7,014	170,821	106,920	80,473	81,874	76,068	-7.1%
	Lien	14,630	15,194	126,054	110,401	134,631	129,178	144,612	11.9%
	Homestead	1,319	1,459	24,116	19,450	15,026	16,186	16,484	1.8%
	Trustee Deed	195	155	8,323	4,568	7,941	5,011	4,248	-15.2%
	Deed	12,078	11,606	175,734	155,127	146,443	138,124	131,244	-5.0%
	Substitution/Reconveyance	2,989	3,370	170,407	74,487	34,694	37,882	37,244	-1.7%

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.