



Recorder
2024 Executive Summary

	Month		Annual					
	May 2023	May 2024	2020	2021	2022	2023	Projected 2024	2023-2024 % Δ
Recordings								
Electronic	36,169	36,847	541,502	619,594	449,297	385,243	393,878	2.2%
In-Person	15,959	14,136	195,980	228,295	202,950	183,323	177,569	-3.1%
Total	52,128	50,983	737,482	847,889	652,247	568,566	571,447	0.5%
Average Days to Record	0.6	0.6	2.5	2.1	1.2	0.6	0.5	-17.7%
Selection of Documents								
Notice of Trustee Sale	197	134	1,034	1,461	1,650	2,132	1,697	-20.4%
Notice of Breach or Default & Election to Sell	220	176	1,187	1,202	2,239	2,318	1,944	-16.1%
Deed of Trust	8,185	7,678	149,666	170,821	106,920	80,473	80,268	-0.3%
Lien	11,341	9,833	103,762	126,054	110,401	134,631	122,623	-8.9%
Homestead	1,380	1,384	20,644	24,116	19,450	15,026	16,044	6.8%
Trustee Deed	602	857	4,134	8,323	4,568	7,941	6,377	-19.7%
Deed	14,352	12,877	140,849	175,734	155,127	146,443	141,278	-3.5%
Substitution/Reconveyance	3,249	3,240	177,838	170,407	74,487	34,694	36,401	4.9%

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.