



**Recorder**  
2025 Executive Summary

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2025	Projected Year End	2024
<b>Recordings</b>															
Electronic	32,327												32,327	387,924	396,996
In-Person	14,927												14,927	179,124	177,701
Total	47,254												47,254	567,048	574,697
Average Days to Record	0.3												0.3	0.3	0.6
<b>Selection of Documents</b>															
Notice of Trustee Sale	135												135	1,620	1,489
Notice of Breach or Default & Election to Sell	145												145	1,740	1,935
Deed of Trust	6,334												6,334	76,008	81,874
Lien	11,922												11,922	143,064	129,178
Homestead	1,280												1,280	15,360	16,186
Trustee Deed	78												78	936	5,011
Deed	10,973												10,973	131,676	138,124
Substitution/Reconveyance	3,217												3,217	38,604	37,882

**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.