



Recorder
2022 Executive Summary

	Month		Annual					
	July 2021	July 2022	2018	2019	2020	2021	Projected 2022	2021-2022 % Δ
Recordings								
Electronic	49,153	33,253	445,725	473,898	541,502	619,594	293,985	-52.6%
In-Person	15,201	11,195	276,335	291,148	195,980	228,295	117,497	-48.5%
Total	64,354	44,448	722,060	765,046	737,482	847,889	411,482	-51.5%
Average Days to Record	1.2	1.0	1.3	1.4	2.5	2.1	0.7	-64.2%
Selection of Documents								
Notice of Trustee Sale	94	96	3,379	2,773	1,034	1,461	858	-41.3%
Notice of Breach or Default & Election to Sell	58	189	4,206	2,852	1,187	1,202	1,263	5.1%
Deed of Trust	12,906	7,101	115,421	122,216	149,666	170,821	72,322	-57.7%
Lien	8,325	6,184	157,586	163,410	103,762	126,054	66,554	-47.2%
Homestead	1,962	1,755	18,284	19,334	20,644	24,116	12,600	-47.8%
Trustee Deed	347	42	6,733	7,592	4,134	8,323	1,787	-78.5%
Deed	14,409	11,572	172,903	163,324	140,849	175,734	101,002	-42.5%
Substitution/Reconveyance	12,671	5,125	-	-	177,838	170,407	55,684	-67.3%

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.