



Recorder
2021 Executive Summary

	Month		Annual					
	April 2020	April 2021	2017	2018	2019	2020	Projected 2021	2020-2021 % Δ
Recordings								
Electronic	38,993	58,622	414,021	445,725	473,898	541,502	646,953	19.5%
In-Person	12,696	19,464	321,376	276,335	291,148	195,980	242,835	23.9%
Total	51,689	78,086	735,397	722,060	765,046	737,482	889,788	20.7%
Average Days to Record	2.7	2.2	2.1	1.3	1.4	2.5	2.3	-8.5%
Selection of Documents								
Notice of Trustee Sale	15	131	3,243	3,379	2,773	1,034	1,545	49.4%
Notice of Breach or Default & Election to Sell	7	73	4,076	4,206	2,852	1,187	909	-23.4%
Deed of Trust	11,485	15,356	116,342	115,421	122,216	149,666	186,825	24.8%
Lien	6,929	10,892	166,336	157,586	163,410	103,762	128,841	24.2%
Homestead	987	2,232	18,706	18,284	19,334	20,644	25,383	23.0%
Trustee Deed	793	1,484	8,911	6,733	7,592	4,134	8,247	99.5%
Deed	9,270	14,912	176,715	172,903	163,324	140,849	166,239	18.0%
Substitution/Reconveyance	11,930	16,896	-	-	-	177,838	210,843	18.6%

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.