



Recorder
2021 Executive Summary

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2021	Projected Year End	2020
Recordings															
Electronic	45,788	50,840	60,401	58,622									215,651	646,953	541,502
In-Person	11,579	24,021	25,881	19,464									80,945	242,835	195,980
Total	57,367	74,861	86,282	78,086									296,596	889,788	737,482
Average Days to Record	1.6	2.4	3.0	2.2									2.3	2.3	2.5
Selection of Documents															
Notice of Trustee Sale	93	198	93	131									515	1,545	1,034
Notice of Breach or Default & Election to Sell	72	62	96	73									303	909	1,187
Deed of Trust	13,431	16,351	17,137	15,356									62,275	186,825	149,666
Lien	5,334	12,334	14,387	10,892									42,947	128,841	103,762
Homestead	1,509	2,186	2,534	2,232									8,461	25,383	20,644
Trustee Deed	63	616	586	1,484									2,749	8,247	4,134
Deed	10,948	12,994	16,559	14,912									55,413	166,239	140,849
Substitution/Reconveyance	15,799	17,224	20,362	16,896									70,281	210,843	177,838

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.