



Recorder
2012 Executive Summary

MEASURES	DECEMBER		ANNUAL					
	2011	2012	2008	2009	2010	2011	2012	2011-2012 % Δ
Recordings								
Electronic	29,209	33,037	183,067	379,085	425,557	372,202	358,024	-3.8%
In-Person	43,989	43,728	842,165	697,134	627,502	586,361	491,549	-16.2%
Total	73,198	76,765	1,025,232	1,076,219	1,053,059	958,563	849,573	-11.4%
Average Days to Record	2.0	2.0	2.0	2.1	1.7	1.5	1.4	-2.6%
Selection of Documents								
Notice of Trustee Sale	3,512	1,222	-	-	63,281	49,197	18,977	-61.4%
Notice of Breach or Default & Election to Sell	144	1,147	-	-	55,938	28,877	8,657	-70.0%
Deed of Trust	5,058	8,609	-	-	71,843	67,802	90,292	33.2%
Lien	19,319	17,075	-	-	209,465	214,381	165,583	-22.8%
Homestead	1,096	1,394	-	-	16,606	14,246	16,680	17.1%
Trustee Deed	1,899	981	-	-	33,355	35,754	16,430	-54.0%
Deed	12,290	12,037	-	-	143,145	150,500	147,286	-2.1%
Marriage Certificate	5,506	6,056	-	-	90,063	88,219	84,788	-3.9%

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.

Marriage Certificate: After a marriage ceremony is performed, the marriage officiant records the marriage certificate in the County Recorders Office.

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.