Recorder

2013 Executive Summary

	Month		Annual					
	June 2012	June 2013	2009	2010	2011	2012	Projected 2013	2012-2013 % Δ
Recordings								
Electronic	29,974	34,638	379,085	425,557	372,202	358,024	433,024	20.9%
In-Person	40,781	35,916	697,134	627,502	586,361	491,549	467,558	-4.9%
Total	70,755	70,554	1,076,219	1,053,059	958,563	849,573	900,582	6.0%
Average Days to Record	1.6	0.9	2.1	1.7	1.5	1.4	0.9	-32.0%
Selection of Documents								
Notice of Trustee Sale	1,260	838	-	63,281	49,197	18,538	12,650	-31.8%
Notice of Breach or Default & Election to Sell	629	114	-	55,938	28,877	9,228	15,860	71.9%
Deed of Trust	8,435	8,990	-	71,843	67,802	91,664	110,376	20.4%
Lien	12,748	11,479	-	209,465	214,381	164,355	160,446	-2.4%
Homestead	1,378	1,452	-	16,606	14,246	16,722	19,212	14.9%
Trustee Deed	1,328	563	-	33,355	35,754	16,078	9,710	-39.6%
Deed	12,851	13,666	-	143,145	150,500	148,571	164,112	10.5%
Marriage Certificate	7,054	6,246	-	90,063	88,219	84,627	77,552	-8.4%

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.