



Recorder 2025 Executive Summary

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2025	Projected Year End	2024
Recordings															
Electronic	32,327	31,468	33,847	35,283	33,338								166,263	399,031	396,996
In-Person	14,927	12,795	18,729	17,564	13,892								77,907	186,977	177,701
Total	47,254	44,263	52,576	52,847	47,230								244,170	586,008	574,697
Average Days to Record	0.3	0.4	0.8	0.5	0.4								0.5	0.5	0.6
Selection of Documents															
Notice of Trustee Sale	135	97	142	144	95								613	1,471	1,489
Notice of Breach or Default & Election to Sell	145	202	229	212	198								986	2,366	1,935
Deed of Trust	6,334	5,669	7,014	7,424	6,922								33,363	80,071	81,874
Lien	11,922	9,037	15,194	13,656	10,517								60,326	144,782	129,178
Homestead	1,280	1,382	1,459	1,487	1,328								6,936	16,646	16,186
Trustee Deed	78	829	155	544	638								2,244	5,386	5,011
Deed	10,973	10,232	11,606	12,007	11,112								55,930	134,232	138,124
Substitution/Reconveyance	3,217	2,724	3,370	3,486	3,576								16,373	39,295	37,882

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.