

Notice of Rescission

A notice that rescinds a notice of default of a mortgage or deed of trust.
Civil Code 1058.5

Notice of Trustee's Sale

An instrument specifying the details of a future foreclosure sale which will be conducted by the trustee under a deed of trust.
Civil Code 2924F

Power of Attorney

An instrument containing an authorization for one to act as agent of another. Terminates upon revocation by the principal or upon death of the principal or agent.
Civil Code 2933

Release

An instrument releasing property from a lien or an obligation. See specific type for a code.

Request for Notice of Default

A request that a person desires written notice of the recording of a Notice of Default under a Deed of Trust or of the scheduling of a trustee's sale.
Civil Code 2924b

Subordination Agreement

To evidence an agreement to permit a security interest in real property to be of a lower priority.
Civil Code 2934

Substitution of Trustee

A document used to change the trustee under a deed of trust.
Civil Code 2934a

Tax Lien – County, State and Federal

A lien by a governmental agency for non-payment of taxes. Attaches to all real property presently owned or after acquired by the taxpayer.
Government Code 7171 & 27330
Revenue & Taxation Code 3372

Trustee's Deed

A deed by a trustee under a deed of trust, issued to a purchaser at auction, pursuant to a foreclosure.
Government Code 27263

Uniform Commercial Code Financing Statement

A statement that contains information about a security interest in collateral used to secure a debt.
(Uniform) Commercial Code 1201

Real Estate Document Definitions



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For hours of operation, current fees, and additional information, please call our office or visit our website at www.riversideacr.com

Riverside County Property Tax Portal:
www.riversidetaxinfo.com



DOCUMENT DEFINITIONS

The following is a partial list of commonly submitted documents that may be recorded and a description or definition of each. The descriptions are general and are not intended to be complete legal definitions. If you wish to use any particular document, we suggest that you consult a real estate professional or an attorney.

Abandonment of Homestead

Recorded to terminate a homestead interest in property. Code of Civil Procedure 704.980(a)

Abstract of Judgment

To secure payment of money judgment creditors and establish the priority of their judgment against the judgment debtor. Code of Civil Procedure 697.060

Affidavit of Death

To verify the death of and identify the decedent as a former interest holder in specifically described or referred to real property. Probate Code 210-211

Assignment of Rents

An instrument that assigns rents or profits from one party to another. Generally gives the beneficiary the right to collect rents of the secured property in the event of default. Civil Code 2938

Covenants, Conditions and Restrictions

A declaration that describes the restrictive limitations which have been placed on property.
Civil Code 1468



Declaration of Homestead

A declaration that provides a limited statutory protection of real property, used as a home, from the claims of certain creditors.

Code of Civil Procedure 704.930

Deed – Grant and/or Quitclaim

A written instrument by which a person transfers ownership of real property to another.

Civil Code 1092

Deed of Reconveyance

An instrument used to transfer title from a trustee to the equitable owner of real estate when title is held as collateral security for a debt. Commonly used upon “payment in full” of a trust deed.

Civil Code 2941

Deed of Trust

An instrument securing a debt in which a debtor conveys the legal ownership of real property to a trustee to be held in trust for the benefit of the creditor or to be sold upon the debtor’s default to pay the debt. Civil Code 2952

Easement

A grant that entitles the holder to a specific limited use or enjoyment of property, such as the right to cross the land. Civil Code 880.330

Judgment or Order

A formal decision or determination by the court on a specific matter, affecting title or possession of real property.

Government Codes 27280 & 27326



Lease

A contract by which the owner of property conveys exclusive possession, control, use, or enjoyment of property for a specified rent and a specified term.

Government Code 27280 and Civil Code 1219

Lien

A lien is a charge imposed upon specific property by which it is made security for the performance of an act.

Code of Civil Procedure 1180

Lis Pendens

A legal notice indicating that litigation is pending. Gives notice that anyone acquiring an interest in the property described subsequent to the date of the notice may be bound by the outcome of the litigation.

Code of Civil Procedure 405.20 and 405.21

Mechanics Lien

A lien that secures priority of payment for the price or value of work performed and materials furnished in construction or repair of improvements to land. Civil Code 3084

Notice of Completion

A notice indicating that a construction job is finished. It reduces the time frame in which a mechanics lien may be filed. Civil Code 3093

Notice of Default

A notice filed to show that the borrower under a mortgage or deed of trust is in default.

Civil Code 2924

