

ANNUAL STATEMENT

OF THE

Stewart Title

Insurance Company

of **Syracuse**

in the state of **New York**

TO THE

Insurance Department

OF THE

STATE OF New York

FOR THE YEAR ENDED

December 31, 2004

TITLE

2004



51420200420100100

ANNUAL STATEMENT

For the Year Ended December 31, 2004
OF THE CONDITION AND AFFAIRS OF THE

Stewart Title Insurance Company

NAIC Group Code 0340 0340 NAIC Company Code 51420 Employer's ID Number 76-0233294
(Current Period) (Prior Period)

Organized under the Laws of New York, State of Domicile or Port of Entry New York

Country of Domicile United States

Incorporated: October 26, 1987 Commenced Business: December 2, 1987

Statutory Home Office: 401 South Salina Street Syracuse, NY 13202

Main Administrative Office: 300 East 42nd Street 10th Floor New York, NY 10017 212-922-0050

Mail Address: 300 East 42nd Street 10th Floor New York, NY 10017

Primary Location of Books and Records: 300 East 42nd Street 10th Floor New York, NY 10017 212-922-0050

Internet Website Address: N/A

Statutory Statement Contact: Emily Thai DeRago 212-922-0050
ethai@stewart.com 212-983-1133
(E-Mail Address) (Fax Number)

Policyowner Relations Contact: 300 East 42nd Street 10th Floor New York, NY 10017 212-922-0050

OFFICERS
Chair of the Board
Michael Skalka

Name	Title
1. <u>John F. Welling</u>	<u>President</u>
2. <u>Julie A. Curlen</u>	<u>Secretary</u>
3. <u>Emily Thai DeRago</u>	<u>Treasurer</u>
4. <u>Milliman USA</u>	<u>Actuary</u>

Vice-Presidents

Name	Title	Name	Title
<u>Harold Boxer</u>	<u>Vice President</u>	<u>Lawrence Boes</u>	<u>Vice President</u>
<u>Stephanie Butler #</u>	<u>Vice President</u>	<u>John Caruso #</u>	<u>Vice President</u>
<u>Max Crisp</u>	<u>Vice President</u>	<u>Julie Curlen</u>	<u>Vice President</u>
<u>Joseph Decutiis #</u>	<u>Vice President</u>	<u>Susan Duva</u>	<u>Vice President</u>
<u>Neil Falcone #</u>	<u>Vice President</u>	<u>John Foley #</u>	<u>Vice President</u>
<u>John Frates</u>	<u>Vice President</u>	<u>Craig Goldenberg</u>	<u>Vice President</u>
<u>Jeffrey Gurren #</u>	<u>Vice President</u>	<u>James Hyland</u>	<u>Vice President</u>
<u>John Killea</u>	<u>Vice President</u>	<u>Julia Kirby</u>	<u>Vice President</u>
<u>Kazimierz Lojko</u>	<u>Vice President</u>	<u>Vincent Sabia</u>	<u>Vice President</u>
<u>Timothy Salisbury</u>	<u>Regional Vice President</u>	<u>Henry Sillcocks</u>	<u>Vice President</u>
<u>Michael Skalka</u>	<u>Vice President</u>	<u>Norman Sloane #</u>	<u>Vice President</u>
<u>Ellis Judd Staley, III</u>	<u>Vice President</u>	<u>Emily Thai DeRago</u>	<u>Vice President</u>
<u>Patrick Thesing #</u>	<u>Vice President</u>	<u>Thomas Thompson</u>	<u>Regional Vice President</u>
<u>Thomas Vinci #</u>	<u>Vice President</u>	<u>Maribeth Walsh</u>	<u>Vice President</u>
<u>John Welling</u>	<u>President</u>		

DIRECTORS OR TRUSTEES

<u>Peter C. Haeffner, Jr</u>	<u>James I. Hisiger</u>	<u>Malcolm Morris</u>	<u>Stewart Morris, Jr.</u>
<u>Richard A. Nardi</u>	<u>Michael B. Skalka</u>	<u>John F. Welling</u>	

State of New York
County of New York ss

The officers of this reporting entity being duly sworn, each depose and say that they are the described officers of said reporting entity, and that on the reporting period stated above, all of the herein described assets were the absolute property of the said reporting entity, free and clear from any liens or claims thereon, except as herein stated, and that this statement, together with related exhibits, schedules and explanations therein contained, annexed or referred to, is a full and true statement of all the assets and liabilities and of the condition and affairs of the said reporting entity as of the reporting period stated above, and of its income and deductions therefrom for the period ended, and have been completed in accordance with the NAIC Annual Statement Instructions and Accounting Practices and Procedures manual except to the extent that: (1) state law may differ; or, (2) that state rules or regulations require differences in reporting not related to accounting practices and procedures, according to the best of their information, knowledge and belief, respectively. Furthermore, the scope of this attestation by the described officers also includes the related corresponding electronic filing with the NAIC, when required, that is an exact copy (except for formatting differences due to electronic filing) of the enclosed statement. The electronic filing may be requested by various regulators in lieu of or in addition to the enclosed statement.

(Signature) <u>John F. Welling</u> (Printed Name) 1. President & COO (Title)	(Signature) <u>Julie A. Curlen</u> (Printed Name) 2. Executive Vice President & CFO (Title)	(Signature) <u>Emily Thai DeRago</u> (Printed Name) 3. Vice President & Treasurer (Title)
---	--	--

Subscribed and sworn to before me this _____ day of _____, 2005

a. Is this an original filing? YES [X] NO []
b. If no: 1. State the amendment number _____
2. Date filed _____
3. Number of pages attached _____

ASSETS

	Current Year			Prior Year
	1 Assets	2 Nonadmitted Assets	3 Net Admitted Assets (Cols. 1 - 2)	4 Net Admitted Assets
1. Bonds (Schedule D)	48,550,293		48,550,293	40,317,494
2. Stocks (Schedule D):				
2.1 Preferred stocks				
2.2 Common stocks				
3. Mortgage loans on real estate (Schedule B):				
3.1 First liens				
3.2 Other than first liens				
4. Real estate (Schedule A):				
4.1 Properties occupied by the company (less \$ 0 encumbrances)				
4.2 Properties held for the production of income (less \$ 0 encumbrances)				
4.3 Properties held for sale (less \$ 0 encumbrances)				
5. Cash (\$ 3,768,671, Schedule E-Part 1), cash equivalents (\$ 0, Schedule E-Part 2) and short-term investments (\$ 0, Schedule DA)	3,768,671		3,768,671	5,948,441
6. Contract loans (including \$ 0 premium notes)				
7. Other invested assets (Schedule BA)	1,250		1,250	129,604
8. Receivable for securities				
9. Aggregate write-ins for invested assets				
10. Subtotals, cash and invested assets (Lines 1 to 9)	52,320,214		52,320,214	46,395,539
11. Investment income due and accrued	800,150		800,150	669,405
12. Premiums and considerations:				
12.1 Uncollected premiums and agents' balances in the course of collection	1,402,294	18,000	1,384,294	1,627,498
12.2 Deferred premiums, agents' balances and installments booked but deferred and not yet due (including \$ 0 earned but unbilled premiums)				
12.3 Accrued retrospective premiums				
13. Reinsurance:				
13.1 Amounts recoverable from reinsurers				
13.2 Funds held by or deposited with reinsured companies				
13.3 Other amounts receivable under reinsurance contracts				
14. Amounts receivable relating to uninsured plans				
15.1 Current federal and foreign income tax recoverable and interest thereon				
15.2 Net deferred tax asset	3,791,689	3,466,597	325,092	390,304
16. Guaranty funds receivable or on deposit				
17. Electronic data processing equipment and software	283,508		283,508	268,625
18. Furniture and equipment, including health care delivery assets (\$ 0)				
19. Net adjustment in assets and liabilities due to foreign exchange rates				
20. Receivables from parent, subsidiaries and affiliates	17,866		17,866	41,721
21. Health care (\$ 0) and other amounts receivable				
22. Other assets nonadmitted	1,232,900	1,232,900		
23. Aggregate write-ins for other than invested assets	3,956,800	2,143,177	1,813,623	247,612
24. Total assets excluding Separate Accounts, Segregated Accounts and Protected Cell Accounts (Lines 10 to 23)	63,805,421	6,860,674	56,944,747	49,640,704
25. From Separate Accounts, Segregated Accounts and Protected Cell Accounts				
26. Total (Lines 24 and 25)	63,805,421	6,860,674	56,944,747	49,640,704

DETAILS OF WRITE-INS				
0901.				
0902.				
0903.				
0998. Summary of remaining write-ins for Line 9 from overflow page				
0999. Totals (Lines 0901 through 0903 plus 0998) (Line 9 above)				
2301. Title Plants	1,604,164		1,604,164	67,131
2302. Agreements	1,460,000	1,460,000		
2303. Deposits	165,074		165,074	170,816
2398. Summary of remaining write-ins for Line 23 from overflow page	727,562	683,177	44,385	9,665
2399. Totals (Lines 2301 through 2303 plus 2398) (Line 23 above)	3,956,800	2,143,177	1,813,623	247,612

LIABILITIES, SURPLUS AND OTHER FUNDS	1 Current Year	2 Prior Year
1. Known claims reserve (Part 2B, Line 3, Col. 4)	9,181,275	9,490,249
2. Statutory premium reserve (Part 1B, Line 2.5, Col. 1)	18,691,202	15,956,870
3. Aggregate of other reserves required by law		
4. Supplemental reserve (Part 2B, Col. 4, Line 12)		
5. Commissions, brokerage and other charges due or accrued to attorneys, agents and real estate brokers		
6. Other expenses (excluding taxes, licenses and fees)	8,701,772	2,867,590
7. Taxes, licenses and fees (excluding federal and foreign income taxes)	17,979	86,592
8.1 Current federal and foreign income taxes (including \$ 0 on realized capital gains (losses))	1,050,695	4,878,635
8.2 Net deferred tax liability		
9. Borrowed money \$ 0 and interest thereon \$ 0		
10. Dividends declared and unpaid		
11. Premiums and other consideration received in advance		
12. Unearned interest and real estate income received in advance		
13. Funds held by company under reinsurance treaties		
14. Amounts withheld or retained by company for account of others	4,899	697
15. Provision for unauthorized reinsurance		
16. Net adjustment in assets and liabilities due to foreign exchange rates		
17. Drafts outstanding		
18. Payable to parent, subsidiaries and affiliates	622,504	160,645
19. Payable for securities		
20. Aggregate write-ins for other liabilities	146,850	206,943
21. Total liabilities (Lines 1 through 20)	38,417,176	33,648,221
22. Aggregate write-ins for special surplus funds		
23. Common capital stock	1,100,000	1,100,000
24. Preferred capital stock		
25. Aggregate write-ins for other than special surplus funds		
26. Surplus notes		
27. Gross paid in and contributed surplus	13,765,535	12,112,500
28. Unassigned funds (surplus)	3,662,036	2,779,983
29. Less treasury stock, at cost:		
29.1 0 shares common (value included in Line 23 \$ 0)		
29.2 0 shares preferred (value included in Line 24 \$ 0)		
30. Surplus as regards policyholders (Lines 22 to 28 less 29)(Page 4, Line 32)	18,527,571	15,992,483
31. Totals (Page 2, Line 26, Col. 3)	56,944,747	49,640,704

DETAILS OF WRITE-INS		
0301.		
0302.		
0303.		
0398. Summary of remaining write-ins for Line 3 from overflow page		
0399. Totals (Lines 0301 through 0303 plus 0398) (Line 3 above)		
2001. Deferred Copiers	146,850	206,943
2002.		
2003.		
2098. Summary of remaining write-ins for Line 20 from overflow page		
2099. Totals (Lines 2001 through 2003 plus 2098) (Line 20 above)	146,850	206,943
2201.		
2202.		
2203.		
2298. Summary of remaining write-ins for Line 22 from overflow page		
2299. Totals (Lines 2201 through 2203 plus 2298) (Line 22 above)		
2501.		
2502.		
2503.		
2598. Summary of remaining write-ins for Line 25 from overflow page		
2599. Totals (Lines 2501 through 2503 plus 2598) (Line 25 above)		

OPERATIONS AND INVESTMENT EXHIBIT STATEMENT OF INCOME		1	2
		Current Year	Prior Year
OPERATING INCOME			
1. Title insurance and related income (Part 1):			
1.1 Title insurance premiums earned (Part 1B, Line 3, Col. 1)		142,721,727	138,774,813
1.2 Escrow and settlement services (Part 1A, Line 2, Col. 4)		71,306	74,903
1.3 Other title fees and service charges (Part 1A, Line 3, Col. 4)		7,435,787	4,896,382
2. Aggregate write-ins for other operating income			
3. Total Operating Income (Lines 1 through 2)		150,228,820	143,746,098
DEDUCT:			
4. Losses and loss adjustment expenses incurred (Part 2A, Line 10, Col. 4)		4,208,767	4,946,289
5. Operating expenses incurred (Part 3, Line 24, Cols. 4 and 6)		138,733,853	133,186,285
6. Aggregate write-ins for other operating deductions			
7. Total Operating Deductions		142,942,620	138,132,574
8. Net operating gain or (loss) (Lines 3 minus 7)		7,286,200	5,613,524
INVESTMENT INCOME			
9. Net investment income earned (Exhibit of Net investment Income, Line 17)		2,225,196	2,524,754
10. Net realized capital gains (losses)		517,777	390,542
11. Net investment gain (loss) (Lines 9 + 10)		2,742,973	2,915,296
OTHER INCOME			
12. Aggregate write-ins for miscellaneous income or (loss)			
13. Net income, before federal income taxes (Lines 8 + 11 + 12)		10,029,173	8,528,820
14. Federal and foreign income taxes incurred		5,092,537	3,383,537
15. Net income (Lines 13 minus 14)		4,936,636	5,145,283
CAPITAL AND SURPLUS ACCOUNT			
16. Surplus as regards policyholders, December 31 prior year (Page 3, Line 30, Column 2)		15,992,483	15,460,594
GAINS AND (LOSSES) IN SURPLUS			
17. Net income (from Line 15)		4,936,636	5,145,283
18. Net unrealized capital gains or losses		(86,163)	(89,527)
19. Change in net unrealized foreign exchange capital gain (loss)			
20. Change in net deferred income tax		1,343,883	132,955
21. Change in nonadmitted assets (Exhibit of Nonadmitted Assets, Line 5, Col. 3)		(2,637,303)	409,031
22. Change in provision for unauthorized reinsurance (Page 3, Line 15, Cols. 2 minus 1)			
23. Change in supplemental reserves (Page 3, Line 4, Cols. 2 minus 1)			
24. Change in surplus notes			
25. Cumulative effect of changes in accounting principles			
26. Capital Changes:			
26.1 Paid in		1,653,035	
26.2 Transferred from surplus (Stock Dividend)			
26.3 Transferred to surplus			
27. Surplus Adjustments:			
27.1 Paid in			
27.2 Transferred to capital (Stock Dividend)			
27.3 Transferred from capital			
28. Dividends to stockholders		(2,675,000)	(5,000,000)
29. Change in treasury stock (Page 3, Lines (29.1) and (29.2), Cols. 2 minus 1)			
30. Aggregate write-ins for gains and losses in surplus			(65,853)
31. Change in surplus as regards policyholders for the year (Lines 17 through 30)		2,535,088	531,889
32. Surplus as regards policyholders, December 31 current year (Lines 16 plus 31) (Page 3, Line 30)		18,527,571	15,992,483

DETAILS OF WRITE-INS			
0201.			
0202.			
0203.			
0298. Summary of remaining write-ins for Line 2 from overflow page			
0299. Totals (Lines 0201 through 0203 plus 0298) (Line 2 above)			
0601.			
0602.			
0603.			
0698. Summary of remaining write-ins for Line 6 from overflow page			
0699. Totals (Lines 0601 through 0603 plus 0698) (Line 6 above)			
1201.			
1202.			
1203.			
1298. Summary of remaining write-ins for Line 12 from overflow page			
1299. Totals (Lines 1201 through 1203 plus 1298) (Line 12 above)			
3001. Extraordinary amounts of taxes for prior year			(65,853)
3002.			
3003.			
3098. Summary of remaining write-ins for Line 30 from overflow page			
3099. Totals (Lines 3001 through 3003 plus 3098) (Line 30 above)			(65,853)

CASH FLOW	1	2
	Current Year	Prior Year
Cash from Operations		
1. Premiums collected net of reinsurance	146,196,503	146,406,919
2. Net investment income	3,001,330	3,135,698
3. Miscellaneous income	7,507,093	
4. Total (Lines 1 through 3)	156,704,926	149,542,617
5. Benefit and loss related payments	4,517,742	4,527,876
6. Net transfers to Separate, Segregated Accounts and Protected Cell Accounts		
7. Commissions, expenses paid and aggregate write-ins for deductions	134,186,711	131,359,115
8. Dividends paid to policyholders		
9. Federal and foreign income taxes paid (recovered) \$ 0 net of tax on capital gains (losses)	8,920,478	
10. Total (Lines 5 through 9)	147,624,931	135,886,991
11. Net cash from operations (Line 4 minus Line 10)	9,079,995	13,655,626
Cash from Investments		
12. Proceeds from investments sold, matured or repaid:		
12.1 Bonds	12,167,503	12,905,805
12.2 Stocks		
12.3 Mortgage loans		
12.4 Real estate		
12.5 Other invested assets		
12.6 Net gains or (losses) on cash, cash equivalents and short-term investments		
12.7 Miscellaneous proceeds		
12.8 Total investment proceeds (Lines 12.1 to 12.7)	12,167,503	12,905,805
13. Cost of investments acquired (long-term only):		
13.1 Bonds	20,751,018	18,742,479
13.2 Stocks		
13.3 Mortgage loans		
13.4 Real estate		
13.5 Other invested assets	1,250	
13.6 Miscellaneous applications		
13.7 Total investments acquired (Lines 13.1 to 13.6)	20,752,268	18,742,479
14. Net increase (decrease) in policy loans and premium notes		
15. Net cash from investments (Line 12.8 minus Line 13.7 minus Line 14)	(8,584,765)	(5,836,674)
Cash from Financing and Miscellaneous Sources		
16. Cash provided (applied):		
16.1 Surplus notes, capital notes		
16.2 Capital and paid in surplus, less treasury stock		
16.3 Borrowed funds		
16.4 Net deposits on deposit-type contracts and other insurance liabilities		
16.5 Dividends to stockholders	2,675,000	5,000,000
16.6 Other cash provided (applied)		187,273
17. Net cash from financing and miscellaneous sources (Lines 16.1 to 16.4 minus Line 16.5 plus Line 16.6)	(2,675,000)	(4,812,727)
RECONCILIATION OF CASH AND SHORT-TERM INVESTMENTS		
18. Net change in cash and short-term investments (Line 11, plus Lines 15 and 17)	(2,179,770)	3,006,225
19. Cash and short-term investments:		
19.1 Beginning of year	5,948,441	2,942,216
19.2 End of year (Line 18 plus Line 19.1)	3,768,671	5,948,441

Note: Supplemental disclosures of cash flow information for non-cash transactions:

20.0001.		
20.0002.		
20.0003.		

OPERATIONS AND INVESTMENT EXHIBIT

PART 1A - SUMMARY OF TITLE INSURANCE PREMIUMS WRITTEN AND RELATED REVENUES

	1 Direct Operations	Agency Operations		4 Current Year Total (Cols. 1 + 2 + 3)	5 Prior Year Total
		2 Non-Affiliated Agency Operations	3 Affiliated Agency Operations		
1. Direct premiums written	28,378,108	115,127,321	2,430,267	145,935,696	141,782,087
2. Escrow and settlement service charges	71,306	X X X	X X X	71,306	74,903
3. Other title fees and service charges (Part 1C, Line 5)	7,435,787	X X X	X X X	7,435,787	4,896,382
4. Totals (Lines 1 + 2 + 3)	35,885,201	115,127,321	2,430,267	153,442,789	146,753,372

PART 1B - PREMIUMS EARNED EXHIBIT

	1 Current Year	2 Prior Year
1. Title premiums written:		
1.1 Direct (Part 1A, Line 1)	145,935,696	141,782,087
1.2 Assumed	666,932	539,133
1.3 Ceded	1,146,569	373,225
1.4 Net title premiums written (Lines 1.1 + 1.2 - 1.3)	145,456,059	141,947,995
2. Statutory premium reserve:		
2.1 Balance at December 31 prior year	15,956,870	12,783,688
2.2 Additions during the current year	3,732,926	3,973,120
2.3 Withdrawals during the current year	998,594	799,938
2.4 Other adjustments to statutory premium reserves		
2.5 Balance at December 31 current year	18,691,202	15,956,870
3. Net title premiums earned during year (Lines 1.4 - 2.2 + 2.3)	142,721,727	138,774,813

PART 1C - OTHER TITLE FEES AND SERVICE CHARGES

	1 Current Year	2 Prior Year
1. Title examinations	329,777	221,494
2. Searches and abstracts	1,309,907	1,722,359
3. Surveys	1,222,718	1,344,635
4. Aggregate write-ins for service charges	4,573,385	1,607,894
5. Totals	7,435,787	4,896,382

DETAILS OF WRITE-INS		
0401. Other service fees	4,573,385	1,607,894
0402.		
0403.		
0498. Summary of remaining write-ins for Line 4 from overflow page		
0499. Total (Lines 0401 through 0403 plus 0498) (Line 4 above)	4,573,385	1,607,894

OPERATIONS AND INVESTMENT EXHIBIT
PART 2A - LOSSES PAID AND INCURRED

	1	Agency Operations		4	5
		2	3		
	Direct Operations	Non-Affiliated Agency Operations	Affiliated Agency Operations	Total Current Year (Cols. 1+2+3)	Total Prior Year
1. Losses and allocated loss adjustment expenses paid - direct business, less salvage	168,463	3,604,142	12,055	3,784,660	3,838,901
2. Losses and allocated loss adjustment expenses paid - reinsurance assumed, less salvage					
3. Total (Line 1 plus Line 2)	168,463	3,604,142	12,055	3,784,660	3,838,901
4. Deduct: Recovered during year from reinsurance					
5. Net payments (Line 3 minus Line 4)	168,463	3,604,142	12,055	3,784,660	3,838,901
6. Known claims reserve - current year (Page 3, Line 1, Column 1)	165,606	8,961,069	54,600	9,181,275	9,490,249
7. Known claims reserve - prior year (Page 3, Line 1, Column 2)	117,297	9,350,602	22,350	9,490,249	9,071,836
8. Losses and allocated Loss Adjustment Expenses incurred (Ln 5 + Ln 6 - Ln 7)	216,772	3,214,609	44,305	3,475,686	4,257,314
9. Unallocated loss adjustment expenses incurred (Part 3, Line 24, Column 5)	13,223	715,499	4,360	733,082	688,975
10. Losses and loss adjustment expenses incurred (Line 8 plus Line 9)	229,995	3,930,108	48,665	4,208,768	4,946,289

OPERATIONS AND INVESTMENT EXHIBIT
PART 2B - UNPAID LOSSES AND LOSS ADJUSTMENT EXPENSES

	1	Agency Operations		4	5
		2	3		
	Direct Operations	Non-Affiliated Agency Operations	Affiliated Agency Operations	Total Current Year (Cols. 1 + 2 + 3)	Total Prior Year
1. Loss and allocated LAE reserve for title and other losses of which notice has been received:					
1.1 Direct (Schedule P, Part 1, Line 12, Col. 17)	165,606	8,961,069	54,600	9,181,275	9,490,249
1.2 Reinsurance assumed (Schedule P, Part 1, Line 12, Col. 18)					
2. Deduct reinsurance recoverable from authorized and unauthorized companies (Schedule P, Part 1, Line 12, Col. 19)					
3. Known claims reserve (Line 1.1 plus Line 1.2 minus Line 2)	165,606	8,961,069	54,600	9,181,275	9,490,249
4. Incurred But Not Reported:					
4.1 Direct (Schedule P, Part 1, Line 12, Col. 20)	280,000	15,208,000	93,000	15,581,000	13,509,000
4.2 Reinsurance assumed (Schedule P, Part 1, Line 12, Col. 21)					
4.3 Reinsurance ceded (Schedule P, Part 1, Line 12, Col. 22)					
4.4 Net incurred but not reported	280,000	15,208,000	93,000	15,581,000	13,509,000
5. Unallocated LAE reserve (Schedule P, Part 1, Line 12, Col. 23)	X X X	X X X	X X X	3,110,000	X X X
6. Less discount for time value of money, if allowed (Sch. P, Part 1, Line 12, Col. 33)	X X X	X X X	X X X		X X X
7. Total Schedule P reserves (Lines 3 + 4.4 + 5 - 6)(Sch. P, Part 1, Line 12, Col. 35)	X X X	X X X	X X X	27,872,275	X X X
8. Statutory premium reserve at year end	X X X	X X X	X X X	18,691,202	X X X
9. Aggregate of other reserves required by law	X X X	X X X	X X X		X X X
10. Gross supplemental reserve (a) (Lines 7 - (3 + 8 + 9))	X X X	X X X	X X X		X X X
11. Unrecognized Schedule P transition obligation	X X X	X X X	X X X		X X X
12. Net recognized supplemental reserve (Lines 10 - 11)	X X X	X X X	X X X		X X X

(a) If the sum of Lines 3 + 8 + 9 is greater than Line 7, place a "0" in this Line.

OPERATIONS AND INVESTMENT EXHIBIT
PART 3 - EXPENSES

	Title and Escrow Operating Expenses				5 Unallocated Loss Adjustment Expenses	6 Other Operations	7 Investment Expenses	Totals	
	1 Direct Operations	Agency Operations		4 Total (Cols. 1 + 2 + 3)				8 Current Year (Cols. 4 + 5 + 6 + 7)	9 Prior Year
		2 Non-affiliated Agency Operations	3 Affiliated Agency Operations						
1. Personnel costs:									
1.1 Salaries	12,376,322	3,072,637	64,791	15,513,750	548,068			16,061,818	9,966,805
1.2 Employee relations and welfare	645,020	144,829	3,054	792,903	22,809			815,712	538,444
1.3 Payroll taxes	744,885	162,859	3,434	911,178	29,398			940,576	596,661
1.4 Other personnel costs	111,801	84,892	1,790	198,483				198,483	162,315
1.5 Total personnel costs	13,878,028	3,465,217	73,069	17,416,314	600,275			18,016,589	11,264,225
2. Amounts paid to or retained by title agents		97,527,677	2,065,727	99,593,404				99,593,404	107,374,886
3. Production services (purchased outside):									
3.1 Searches, examinations and abstracts	3,447,023	3,405		3,450,428				3,450,428	3,151,346
3.2 Surveys									
3.3 Other	1,852,339	234,959	4,954	2,092,252				2,092,252	1,396,408
4. Advertising	5,416	11,768	248	17,432				17,432	29,893
5. Boards, bureaus and associations	33,232	108,561	2,289	144,082				144,082	104,795
6. Title plant rent and maintenance									
7. Claim adjustment services									
8. Amounts charged off, net of recoveries									
9. Marketing and promotional expenses	1,781,117	924,902	19,503	2,725,522				2,725,522	1,528,179
10. Insurance	73,412	31,817	671	105,900	5,889			111,789	80,688
11. Directors' fees	11,557	5,086	107	16,750				16,750	24,500
12. Travel and travel items	231,284	151,694	3,199	386,177				386,177	296,987
13. Rent and rent items	1,335,757	391,403	8,253	1,735,413	86,460			1,821,873	1,105,248
14. Equipment	557,996	378,322	7,978	944,296				944,296	887,708
15. Cost or depreciation of EDP equipment and software	120,299	69,109	1,457	190,865	5,000			195,865	193,923
16. Printing, stationery, books and periodicals	218,968	191,438	4,037	414,443	12,873			427,316	360,113
17. Postage, telephone, messengers and express	453,327	122,030	2,573	577,930	22,585			600,515	492,913
18. Legal and auditing	23,366	203,880	1,610	228,856				228,856	1,532,136
19. Totals (Lines 1.5 to 18)	24,023,121	103,821,268	2,195,675	130,040,064	733,082			130,773,146	129,823,948
20. Taxes, licenses and fees:									
20.1 State and local insurance taxes	953,995	2,344,693	49,441	3,348,129				3,348,129	3,625,063
20.2 Insurance department licenses and fees	161,749	528,387	11,142	701,278				701,278	315,395
20.3 Gross guaranty association assessments									
20.4 All other (excluding federal income and real estate)	41,268	62,291	1,314	104,873				104,873	50,136
20.5 Total taxes, licenses and fees (Lines 20.1 + 20.2 + 20.3 + 20.4)	1,157,012	2,935,371	61,897	4,154,280				4,154,280	3,990,594
21. Real estate expenses									
22. Real estate taxes									67,496
23. Aggregate write-ins for miscellaneous expenses	140,555	4,397,944	1,011	4,539,510		77,655		4,617,165	60,718
24. Total expenses incurred (Lines 19 + 20.5 + 21 + 22 + 23)	25,320,688	111,154,583	2,258,583	138,733,854	733,082		77,655 (a)	139,544,591	133,942,756
25. Less unpaid expenses - current year	1,226,701	8,267,303		9,494,004				9,494,004	3,115,524
26. Add unpaid expenses - prior year	869,453	2,230,923	15,148	3,115,524				3,115,524	1,288,354
27. TOTAL EXPENSES PAID (Lines 24 - 25 + 26)	24,963,440	105,118,203	2,273,731	132,355,374	733,082		77,655	133,166,111	132,115,586
DETAILS OF WRITE-INS									
2301. Litigation		4,350,000		4,350,000				4,350,000	16,001
2302. Miscellaneous	10,388	18,702	1,011	30,101				30,101	14,972
2303. Donations	130,167	29,242		159,409				159,409	29,745
2398. Summary of remaining write-ins for Line 23 from overflow page						77,655		77,655	
2399. Totals (Lines 2301 through 2303 plus 2398)(Line 23 above)	140,555	4,397,944	1,011	4,539,510		77,655		4,617,165	60,718

(a) Includes management fees of \$ 0 to affiliates and \$ 0 to non-affiliates.

**OPERATIONS AND INVESTMENT EXHIBIT
PART 4 - NET OPERATING GAIN/LOSS EXHIBIT**

	1 Direct Operations	Agency Operations		4 Total (Cols. 1 + 2 + 3)	5 Other Operations	Totals	
		2 Non-affiliated Agency Operations	3 Affiliated Agency Operations			6 Current Year (Cols. 4 + 5)	7 Prior Year
1. Title insurance and related income (Part 1):							
1.1 Title insurance premiums earned (Part 1B, Line 3, Col. 1)	27,220,148	113,107,483	2,394,095	142,721,726		142,721,726	138,774,813
1.2 Escrow and settlement services (Part 1A, Line 2, Col. 4)	71,306			71,306		71,306	74,903
1.3 Other title fees and service charges (Part 1A, Line 3, Col. 4)	7,400,672	35,115		7,435,787		7,435,787	4,896,382
2. Aggregate write-ins for other operating income							
3. Total Operating Income (Lines 1.1 through 1.3 + 2)	34,692,126	113,142,598	2,394,095	150,228,819		150,228,819	143,746,098
DEDUCT:							
4. Losses and loss adjustment expenses incurred (Part 2A, Line 10, Col. 4)	229,995	3,930,108	48,665	4,208,768		4,208,768	4,946,289
5. Operating expenses incurred (Part 3, Line 24, Cols. 1 to 3 + 6)	25,320,688	111,154,583	2,258,583	138,733,854		138,733,854	133,186,285
6. Aggregate write-ins for other operating deductions							
7. Total Operating Deductions (Lines 4 + 5 + 6)	25,550,683	115,084,691	2,307,248	142,942,622		142,942,622	138,132,574
8. Net operating gain or (loss) (Lines 3 minus 7)	9,141,443	(1,942,093)	86,847	7,286,197		7,286,197	5,613,524
DETAILS OF WRITE-INS							
0201.							
0202.							
0203.							
0298. Summary of remaining write-ins for Line 2 from overflow page							
0299. Totals (Lines 0201 through 0203 plus 0298)							
0601.							
0602.							
0603.							
0698. Summary of remaining write-ins for Line 6 from overflow page							
0699. Totals (Lines 0601 through 0603 plus 0698)							

EXHIBIT OF NET INVESTMENT INCOME

	1 Collected During Year	2 Earned During Year
1. U.S. Government bonds	(a) 85,046	98,030
1.1 Bonds exempt from U.S. tax	(a) 705,928	751,855
1.2 Other bonds (unaffiliated)	(a) 1,222,466	1,294,736
1.3 Bonds of affiliates	(a)	
2.1 Preferred stocks (unaffiliated)	(b)	
2.11 Preferred stocks of affiliates	(b)	
2.2 Common stocks (unaffiliated)		
2.21 Common stocks of affiliates		
3. Mortgage loans	(c)	
4. Real estate	(d)	
5. Contract loans		
6. Cash, cash equivalents and short-term investments	(e) 30,441	30,441
7. Derivative instruments	(f)	
8. Other invested assets	126,000	126,000
9. Aggregate write-ins for investment income	1,789	1,789
10. Total gross investment income	2,171,670	2,302,851
11. Investment expenses		(g) 77,655
12. Investment taxes, licenses and fees, excluding federal income taxes		(g)
13. Interest expense		(h)
14. Depreciation on real estate and other invested assets		(i)
15. Aggregate write-ins for deductions from investment income		
16. Total deductions (Lines 11 through 15)		77,655
17. Net investment income (Line 10 minus Line 16)		2,225,196
DETAILS OF WRITE-INS		
0901. Interest on Promissory Note	99	99
0902. Interest on Security Deposits	1,690	1,690
0903.		
0998. Summary of remaining write-ins for Line 9 from overflow page		
0999. Totals (Lines 0901 through 0903) plus 0998 (Line 9, above)	1,789	1,789
1501.		
1502.		
1503.		
1598. Summary of remaining write-ins for Line 15 from overflow page		
1599. Totals (Lines 1501 through 1503) plus 1598 (Line 15, above)		

- (a) Includes \$ 8,966 accrual of discount less \$ 411,779 amortization of premium and less \$ 230,660 paid for accrued interest on purchases.
- (b) Includes \$ 0 accrual of discount less \$ 0 amortization of premium and less \$ 0 paid for accrued dividends on purchases.
- (c) Includes \$ 0 accrual of discount less \$ 0 amortization of premium and less \$ 0 paid for accrued interest on purchases.
- (d) Includes \$ 0 for company's occupancy of its own buildings; and excludes \$ 0 interest on encumbrances.
- (e) Includes \$ 0 accrual of discount less \$ 0 amortization of premium and less \$ 0 paid for accrued interest on purchases.
- (f) Includes \$ 0 accrual of discount less \$ 0 amortization of premium.
- (g) Includes \$ 0 investment expenses and \$ 0 investment taxes, licenses and fees, excluding federal income taxes, attributable to segregated and Separate Accounts.
- (h) Includes \$ 0 interest on surplus notes and \$ 0 interest on capital notes.
- (i) Includes \$ 0 depreciation on real estate and \$ 0 depreciation on other invested assets.

EXHIBIT OF CAPITAL GAINS (LOSSES)

	1 Realized Gain (Loss) On Sales or Maturity	2 Other Realized Adjustments	3 Increases (Decreases) by Adjustment	4 Total
1. U.S. Government bonds	9,485			9,485
1.1 Bonds exempt from U.S. tax	(58,204)			(58,204)
1.2 Other bonds (unaffiliated)	100,816			100,816
1.3 Bonds of affiliates				
2.1 Preferred stocks (unaffiliated)				
2.11 Preferred stocks of affiliates				
2.2 Common stocks (unaffiliated)				
2.21 Common stocks of affiliates				
3. Mortgage loans				
4. Real estate				
5. Contract loans				
6. Cash, cash equivalents and short-term investments				
7. Derivative instruments				
8. Other invested assets	485,132			485,132
9. Aggregate write-ins for capital gains (losses)	(19,452)			(19,452)
10. Total capital gains (losses)	517,777			517,777

DETAILS OF WRITE-INS				
0901. Miscellaneous	(19,452)			(19,452)
0902.				
0903.				
0998. Summary of remaining write-ins for Line 9 from overflow page				
0999. Totals (Lines 0901 through 0903) plus 0998 (Line 9, above)	(19,452)			(19,452)

EXHIBIT OF NONADMITTED ASSETS

	1	2	3
	Current Year Total Nonadmitted Assets	Prior Year Total Nonadmitted Assets	Change in Total Nonadmitted Assets (Col. 2 - Col. 1)
1. Bonds (Schedule D)			
2. Stocks (Schedule D):			
2.1 Preferred stocks			
2.2 Common stocks			
3. Mortgage loans on real estate (Schedule B):			
3.1 First liens			
3.2 Other than first liens			
4. Real estate (Schedule A):			
4.1 Properties occupied by the company			
4.2 Properties held for the production of income			
4.3 Properties held for sale			
5. Cash (Schedule E-Part 1), cash equivalents (Schedule E-Part 2) and short-term investments (Schedule DA)			
6. Contract loans			
7. Other invested assets (Schedule BA)		214,868	214,868
8. Receivable for securities			
9. Aggregate write-ins for invested assets			
10. Subtotals, cash and invested assets (Lines 1 to 9)		214,868	214,868
11. Investment income due and accrued			
12. Premiums and considerations:			
12.1 Uncollected premiums and agents' balances in the course of collection	18,000	59,000	41,000
12.2 Deferred premiums, agents' balances and installments booked but deferred and not yet due			
12.3 Accrued retrospective premiums			
13. Reinsurance:			
13.1 Amounts recoverable from reinsurers			
13.2 Funds held by or deposited with reinsured companies			
13.3 Other amounts receivable under reinsurance contracts			
14. Amounts receivable relating to uninsured plans			
15.1 Current federal and foreign income tax recoverable and interest thereon			
15.2 Net deferred tax asset	3,466,597	2,057,502	(1,409,095)
16. Guaranty funds receivable or on deposit			
17. Electronic data processing equipment and software			
18. Furniture and equipment, including health care delivery assets			
19. Net adjustment in assets and liabilities due to foreign exchange rates			
20. Receivable from parent, subsidiaries and affiliates			
21. Health care and other amounts receivable			
22. Other assets nonadmitted	1,232,900	1,588,798	355,898
23. Aggregate write-ins for other than invested assets	2,143,177	303,203	(1,839,974)
24. Total assets excluding Separate Accounts, Segregated Accounts and Protected Cell Accounts (Lines 10 to 23)	6,860,674	4,223,371	(2,637,303)
25. From Separate Accounts, Segregated Accounts and Protected Cell Accounts			
26. Total (Lines 24 and 25)	6,860,674	4,223,371	(2,637,303)

DETAILS OF WRITE-INS			
0901.			
0902.			
0903.			
0998. Summary of remaining write-ins for Line 09 from overflow page			
0999. Totals (Lines 0901 through 0903 plus 0998) (Line 09 above)			
2301. Agreements	1,460,000		(1,460,000)
2302. Prepays	431,593	290,174	(141,419)
2303. Note Receivable	248,130	9,576	(238,554)
2398. Summary of remaining write-ins for Line 23 from overflow page	3,454	3,453	(1)
2399. Totals (Lines 2301 through 2303 plus 2398) (Line 23 above)	2,143,177	303,203	(1,839,974)

NOTES TO FINANCIAL STATEMENTS

1. Accounting Practices

A. The financial statements of Stewart Title Insurance Company are presented on the basis of accounting practices prescribed or permitted by the New York Department of Insurance.

The New York Department of Insurance recognizes statutory accounting practices prescribed or permitted by the State of New York for determining and reporting the financial condition and results of operations of a title insurance company, for determining its solvency under the New York Insurance Law. The National Association of Insurance Commissioners' (the NAIC) *Accounting Practices and Procedures* manual, version effective January 1, 2001 (NAIC SAP) has been adopted as a component of prescribed or permitted practices by the State of New York. The state has adopted certain prescribed accounting practices, which differ from those found in NAIC SAP, in accordance with Regulation 172 of the New York State Insurance Law.

A reconciliation of the Company's net income and capital and surplus between NAIC SAP and practices prescribed and permitted by the State of New York is shown below:

	<u>12/31/2004</u>	<u>12/31/2003</u>
1. Net Income, New York basis	4,936,636	5,145,283
2. State Prescribed/ Practices		
Goodwill		(24,375)
Title Plant Amortization, net of tax	<u>21,429</u>	<u>21,429</u>
3. Net Income, NAIC SAP	4,958,065	5,142,337
4. Statutory Surplus, New York basis	18,527,571	15,992,483
5. State Prescribed/Permitted Practices (Surplus):		
Title Plant Amortization	192,077	170,648
Goodwill		<u>115,829</u>
6. Statutory Surplus, NAIC SAP	18,719,648	16,278,960

B. Use of Estimates in the Preparation of the Financial Statements

The preparation of financial statements in conformity with Statutory Accounting Principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities. It also requires disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the period. Actual results could differ from those estimates.

C. Accounting Policies

Revenue recognition and related expenses - Premiums are earned at the time the policies are issued. The Company assumed and ceded reinsurance with various title companies, on an individual basis, utilizing standard facultative agreements provided by the American Land Title Association and also has in effect one excess reinsurance agreements wherein the Company assumes liability automatically under the terms of the treaty. Statutory Premium Reserves (SPR) is established to protect title insurance policyholders in the event of insolvency or dissolution of a title insurer. SPR is computed based on Section 6405(a)(1) of the New York Insurance Law. Expenses incurred in connection with issuing the policies are charged to operations as an expense for premiums retained by agents.

In addition, the company uses the following accounting policies:

- (1) Short-term investments are stated at cost.
- (2) Bonds not backed by other loans are stated at amortized cost using the scientific method.
- (3) Investments in Common stocks. - None
- (4) Investments in Preferred stock, excluding investments in preferred stock of subsidiary, controlled, or affiliated entities - None.
- (5) Mortgage loans. - None
- (6) Loan-backed securities- None
- (7) Investments in subsidiaries controlled and affiliated companies. - None
- (8) Investments in joint ventures, partnerships and limited liability companies. - None
- (9) Derivatives - None
- (10) Utilization of anticipated investment income used as a factor in the premium deficiency

NOTES TO FINANCIAL STATEMENTS

calculation.-None

(11) Unpaid losses and loss adjustment expenses include an amount for known claims and a formula-driven statutory premium reserve. Known claim reserves consist of a reserve for payment of the loss and costs of defense of the insured and other costs expected to be paid to other parties in the defense, settlement, or processing of the claim under the terms of the title insurance policy for each specific known claim. A reserve for adverse development on known claims is also recorded.

A statutory premium reserve is based on Section 6405 (a)(1) of the New York Insurance Law. Section 6405(a)(1) requires the Company to reserve an amount equal to one dollar fifty cents for each risk assumed under a binder or policy of insurance or any certificate or agreement issued under either of them, plus one-eightieth of one percent of the face amount of insurance effected thereby and three percent of the gross fees and premiums received by it for guaranteed certificates of title, guaranteed searches and guaranteed abstracts of title. The reserve is subsequently reduced by 5% of the addition in the first year succeeding the year of addition, and 5% every year thereafter.

2. Accounting Changes and Corrections of Errors

- A. There were no material changes in accounting principles.
- B. The Company prepares its statutory financial statements in conformity with accounting practices prescribed or permitted by the State of New York. Effective January 1, 2001, the State of New York required that insurance companies domiciled in the State of New York prepare their statutory basis financial statements in accordance with the NAIC *Accounting Practices and Procedures* manual subject to any deviations prescribed or permitted by the State of New York insurance commissioner.

Accounting changes adopted to conform to the provisions of the NAIC *Accounting Practices and Procedures* manual are reported as changes in accounting principles. The cumulative effect of changes in accounting principles is reported as an adjustment to unassigned funds (surplus) in the period of the change in accounting principle. The cumulative effect is the difference between the amount of capital and surplus at the beginning of the year and the amount of capital and surplus that would have been reported at that date if the new accounting principles had been applied retroactively for all prior periods.

3. Business Combinations and Goodwill - None

4. Discontinued Operations - None

5. Investments

- A. Mortgage Loans- None
- B. Debt Restructuring- Not applicable
- C. Reverse Mortgages - None
- D. Loan-Backed Securities - None
- E. Repurchase Agreements - None

6. Joint Ventures, Partnerships and Limited Liability Companies

- A. The Company has no investments in Joint Ventures, Partnerships or Limited Liability Companies that exceed 10% of its admitted assets.
- B. The Company did not recognize any impairment write down for its investments in Joint Ventures, Partnerships and Limited Liability Companies during the statement periods.

7. Investment Income

- 1. Due and accrued income is excluded from surplus on the following bases:

All investment income due and accrued on certificates of Deposit.

- 2. The total amount excluded was \$ 0.

8. Derivative Instruments - None

9. Income Taxes - The New York Department of Insurance has adopted SSAP #10 and reported in accordance with Regulation 172 of New York Insurance Law.

NOTES TO FINANCIAL STATEMENTS

- A. The net deferred tax asset (liability) at December 31 and the change from the prior year are comprised of the following components:

	<u>12/31/2004</u>	<u>12/31/2003</u>	<u>Change</u>
(1) Total gross deferred tax assets	3,966,689	2,447,806	1,518,883
(2) Total deferred tax liabilities	175,000	-	(175,000)
(3) Net deferred tax assets (liability)	3,791,689	2,447,806	1,343,883
(4) Deferred tax assets nonadmitted in a accordance with SSAP No. 10	<u>(3,466,597)</u>	<u>(2,057,502)</u>	<u>(1,409,095)</u>
(5) Admitted deferred tax asset (liability)	<u>325,091</u>	<u>390,304</u>	<u>(65,213)</u>

The change in deferred income taxes reported in surplus before consideration of nonadmitted assets is comprised of the following components:

	<u>2004</u>	<u>2003</u>	<u>Change</u>
(1) Net deferred tax asset (liability)	3,791,689	2,447,806	1,343,883
(2) Tax-effect of unrealized gains and losses	-0-	-0-	-0-
(3) Net tax effect without unrealized gains and losses	3,791,689	2,447,806	1,343,883
(4) Change in deferred income tax			1,343,883

- B. Unrecognized deferred tax liabilities

(1) There are no temporary differences for which deferred tax liabilities are not recognized.

- C. Current income taxes incurred consist of the following major components:

	<u>12/31/2004</u>	<u>12/31/2003</u>
(1) Current year tax expense (benefit) (exclusive of items 2 and 3 below)	\$ 5,114,327	\$3,383,537
(2) Tax credit	- 0 -	- 0 -
(3) Prior year adjustments	<u>\$ (21,790)</u>	<u>- 0 -</u>
(4) Current income taxes incurred	<u>\$ 5,092,537</u>	<u>\$3,383,537</u>

Deferred income taxes incurred consist of the following major components:

Deferred tax assets:		<u>12/31/2004</u>	<u>12/31/2003</u>
(1) Discount of Reserves		2,224,538	2,004,144
(2) Fixed Assets		301,110	351,774
(3) Other		<u>1,441,040</u>	<u>91,888</u>
(4) Total deferred tax assets		3,966,689	2,447,806
(5) Nonadmitted deferred tax assets		<u>(3,466,597)</u>	<u>(2,057,502)</u>
(6) Admitted deferred tax assets		500,091	390,304
Deferred tax liabilities			
(7) Bonus Accruals		(175,000)	- 0-
(8) Other			
(9) Total deferred tax liabilities		<u>(175,000)</u>	<u>- 0 -</u>
(10) Net admitted deferred tax asset (liability)		325,091	390,304

- D. The company's income incurred and change in deferred income tax differs from the amount obtained by applying the federal statutory rate of 35% to income before income taxes as follows:

	<u>12/31/2004</u>
(1) Income before taxes	10,029,172
(2) Income tax expense (benefit) at 35% statutory rate	3,510,210
(3) Increase (decrease) in tax resulting from:	
a. Dividends received deduction	- 0 -
b. Nondeductible expenses for meals, penalties and lobbying	451,792
c. Tax-exempt income	(223,677)
d. Deferred tax benefit on nonadmitted assets	(124,564)
e. Foreign income taxes	- 0 -
f. Other	<u>134,893</u>

NOTES TO FINANCIAL STATEMENTS

(4) Total income tax expected	3,748,654
(5) Current income taxes incurred (without tax on realized gains and losses)	5,092,537
(6) Change in deferred income tax (without tax on unrealized gains and losses)	(1,343,883)
(7) Total income tax reported	<u>3,748,654</u>

E. Operating loss carry forwards

(1) As of December 31, 2004, the company had no net operating loss carry forwards.

F. (1) The Company's federal Income Tax return is consolidated with the following entities:
Stewart Information Services Corporation, Ortem Investments, Inc., National Land Title Insurance Company and subsidiaries listed on the attached schedule.

(2) The method of allocation is detailed in the Restated Federal Income Tax Return Settlement Agreement dated January 1, 1997. Such Agreement was filed with the New York Insurance Commissioner and attached as Exhibit 1 to the 1997 Annual Statement.

10. Information Concerning Parent, Subsidiaries and Affiliates

A and C - The Company distributed a Common stock dividend totaling \$2,675,000 to the parent company Stewart Title Guaranty Company, on May 14, 2004.

B. On February 1, 2004, Company received a capital contribution from parent company. Refer to Schedule Y Part 2.

D. Amounts due from or payable to related parties at December 31, 2004 is \$ 17,866 and \$ 622,504, respectively. The terms of the settlement require that these amounts are settled within 30 or 60 days.

G. All outstanding shares of the Company are owned by Stewart Title Guaranty Company, an insurance company domiciled in the State of Texas.

11. Debt - None

12. Retirement Plans, Deferred Compensation, Post employment Benefits and Compensated Absences and Other Postretirement Benefit Plans

A. None

B. The Company sponsors a defined contribution benefit plan in which all employees and its participating subsidiaries who have completed three months of service are eligible to participate.

In general, a participant in the defined contribution plan may elect to defer on a tax-free basis, in accordance with Section 401(k) of the Internal Revenue Code, a specified percentage of their compensation. Contribution by participants whose compensation is in the highly compensated group of all employees are subject to certain additional limitations under Section 401(k) of the Internal Revenue Code. Deferred compensation is contributed to a trust managed for the benefit of the participants.

The Company makes matching contributions up to \$2,000 per year for each participant in an amount equal to 50% or the first 6% of the participant's compensation. Such percentage is subject to an annual re-determination by the Company's Board of Directors.

At December 31, 2004 plan assets totaled \$ 4,508,559 including vested benefits of \$ 4,439,701.

C. None

D. None

13. Capital and Surplus, Dividend Restrictions and Quasi-Reorganizations.

1. The Company has 100,000 shares of common stock authorized, issued and outstanding. The par value per share is \$2.

The company has 90,000 shares of Class B common stock authorized issued and outstanding. The par value per share is \$10.

2. Preferred Stock - None

3. Under New York law, the company cannot pay a dividend to shareholders in excess of certain limits

NOTES TO FINANCIAL STATEMENTS

without the approval from the New York State Insurance Commissioner. The company shall not declare or pay any cash or property dividend to shareholders which, together with all such dividends declared or paid by it during the next preceding twelve months, exceeds 10% of its then outstanding capital shares unless, after deducting such dividends, it has surplus to policyholders at least equal to 50% of its reinsurance reserve (statutory premium reserve) or a surplus at least equal to 50% of the minimum capital required of such insurer to transact the business of title insurance, whichever shall be greater. In addition, dividends may be paid only out of earned surplus, surplus not attributable to contributions made to surplus within five years next proceeding or to appreciation in value of investments not sold or otherwise disposed of. Surplus as regards policyholders and the statutory premium reserve as of December 31, 2004 was \$18,527,571.

4 - 8 Not Applicable

9. The portion of unassigned funds (Surplus) represented or reduced by each of the following items:

a. Unrealized gains and losses -	\$ (86,163)
b. Nonadmitted assets values -	\$ 6,860,674
c. Separate account business -	\$ -0-
d. Asset valuation reserve -	\$ -0-
e. Provision for reinsurance	\$ -0-

10- 12 The Company has no surplus notes or quasi-reorganizations.

14. A. Contingent Commitments - None

A. Assessments - None

B. Gain Contingencies - None

D. All other Contingencies - None

15. Leases - None

16. Information About Financial Instruments with Off-Balance Sheet Risk and Financial Instruments with Concentrations of Credit Risk - None

17. Sale, Transfer and Servicing of Financial Assets and Extinguishments of Liabilities - None

18. Gain or Loss to the Reporting Entity from Uninsured A & H Plans and the Uninsured Portion of Partially Insured Plans - Not Applicable

19. Direct Premium Written/Produced by Managing General Agents/Third Party Administrators. - Not Applicable

20. September 11 Events - None

21. Other Items -

A. Company settled a Class Action lawsuit. Accordingly, the company set aside appropriate reserves.

B. None

C. The company holds \$37,217,668 at December 31, 2004 in segregated escrow bank accounts pending the closing of real estate transactions. This results in a contingent liability to the Company. These accounts are excluded from the financial statements of admitted assets, liabilities and surplus as regard to policyholders.

D. - E - Not applicable

22. Events Subsequent - None

23. Reinsurance

(A) Unsecured Reinsurance Recoverable - None

(B) Reinsurance Recoverable in Dispute - None

(C) Reinsurance Assumed and Ceded - Not applicable

(D) Uncollectible Reinsurance - None

(E) Commutation of Ceded Reinsurance - None

(F) Retroactive Reinsurance - None

24. Retrospectively Rated Contracts- None

NOTES TO FINANCIAL STATEMENTS

25. Changes in Incurred Losses and Loss Adjustment Expenses

Reserves for incurred losses and loss adjustment expenses attributable to insured events of prior years has decreased by \$308,974 from 9,490,249 in 2003 to 9,181,275 as a result of a decrease in the number and amount of estimate unpaid losses and loss adjustment expenses. This increase (decrease) is generally the result of ongoing analysis of recent loss development trends. Original estimates are increased or decreased as additional information becomes known regarding individual claims. No additional premiums were received since the Company does not issue retrospectively rated policies.

26. Intercompany Pooling Arrangements - None

27. Structured Settlements - None

28. Supplemental Reserve - The Company does use discounting in the calculation of its supplemental reserve.

SUMMARY INVESTMENT SCHEDULE

Investment Categories	Gross Investment Holdings		Admitted Assets as Reported in the Annual Statement	
	1 Amount	2 Percentage	3 Amount	4 Percentage
1. Bonds:				
1.1 U.S. treasury securities	250,818	0.479	250,818	0.479
1.2 U.S. government agency and corporate obligations (excluding mortgage-backed securities):				
1.21 Issued by U.S. government agencies	2,176,099	4.159	2,176,099	4.159
1.22 Issued by U.S. government sponsored agencies				
1.3 Foreign government (including Canada, excluding mortgage-backed securities)				
1.4 Securities issued by states, territories, and possessions and political subdivisions in the U.S.:				
1.41 States, territories and possessions general obligations				
1.42 Political subdivisions of states, territories and possessions and political subdivisions general obligations	13,531,607	25.863	13,531,607	25.863
1.43 Revenue and assessment obligations	9,223,305	17.629	9,223,305	17.629
1.44 Industrial development and similar obligations				
1.5 Mortgage-backed securities (includes residential and commercial MBS):				
1.51 Pass-through securities:				
1.511 Issued or guaranteed by GNMA				
1.512 Issued or guaranteed by FNMA and FHLMC				
1.513 All other				
1.52 CMOs and REMICs:				
1.521 Issued or guaranteed by GNMA, FNMA, FHLMC or VA				
1.522 Issued by non-U.S. Government issuers and collateralized by mortgage- backed securities issued or guaranteed by agencies shown in Line 1.521				
1.523 All other				
2. Other debt and other fixed income securities (excluding short term):				
2.1 Unaffiliated domestic securities (includes credit tenant loans rated by the SVO)	23,368,463	44.664	23,368,463	44.664
2.2 Unaffiliated foreign securities				
2.3 Affiliated securities				
3. Equity interests:				
3.1 Investments in mutual funds				
3.2 Preferred stocks:				
3.21 Affiliated				
3.22 Unaffiliated				
3.3 Publicly traded equity securities (excluding preferred stocks):				
3.31 Affiliated				
3.32 Unaffiliated				
3.4 Other equity securities:				
3.41 Affiliated				
3.42 Unaffiliated				
3.5 Other equity interests including tangible personal property under lease:				
3.51 Affiliated				
3.52 Unaffiliated				
4. Mortgage loans:				
4.1 Construction and land development				
4.2 Agricultural				
4.3 Single family residential properties				
4.4 Multifamily residential properties				
4.5 Commercial loans				
4.6 Mezzanine real estate loans				
5. Real estate investments:				
5.1 Property occupied by company				
5.2 Property held for production of income (includes \$ 0 of property acquired in satisfaction of debt)				
5.3 Property held for sale (\$ 0 including property acquired in satisfaction of debt)				
6. Policy loans				
7. Receivables for securities				
8. Cash, cash equivalents and short-term investments	3,768,671	7.203	3,768,671	7.203
9. Other invested assets	1,250	0.002	1,250	0.002
10. Total invested assets	52,320,213	100.000	52,320,213	100.000

GENERAL INTERROGATORIES

PART 1 - COMMON INTERROGATORIES

GENERAL

- 1.1 Is the reporting entity a member of an Insurance Holding Company System consisting of two or more affiliated persons, one or more of which is an insurer? Yes [X] No []
- 1.2 If yes, did the reporting entity register and file with its domiciliary State Insurance Commissioner, Director or Superintendent or with such regulatory official of the state of domicile of the principal insurer in the Holding Company System, a registration statement providing disclosure substantially similar to the standards adopted by the National Association of Insurance Commissioners (NAIC) in its Model Insurance Holding Company System Regulatory Act and model regulations pertaining thereto, or is the reporting entity subject to standards and disclosure requirements substantially similar to those required by such Act and regulations? Yes [X] No [] N/A []
- 1.3 State Regulating? New York
- 2.1 Has any change been made during the year of this statement in the charter, by-laws, articles of incorporation, or deed of settlement of the reporting entity? Yes [] No [X]
- 2.2 If yes, date of change:
If not previously filed, furnish herewith a certified copy of the instrument as amended. _____
- 3.1 State as of what date the latest financial examination of the reporting entity was made or is being made. 06/18/2004
- 3.2 State the as of date that the latest financial examination report became available from either the state of domicile or the reporting entity. This date should be the date of the examined balance sheet and not the date the report was completed or released. 12/31/2003
- 3.3 State as of what date the latest financial examination report became available to other states or the public from either the state of domicile or the reporting entity. This is the release date or completion date of the examination report and not the date of the examination (balance sheet date). 12/20/2004
- 3.4 By what department or departments? New York State Insurance Department
- 4.1 During the period covered by this statement, did any agent, broker, sales representative, non-affiliated sales/service organization or any combination thereof under common control (other than salaried employees of the reporting entity) receive credit or commissions for or control a substantial part (more than 20 percent of any major line of business measured on direct premiums) of:
- 4.11 sales of new business? Yes [] No [X]
- 4.12 renewals? Yes [] No [X]
- 4.2 During the period covered by this statement, did any sales/service organization owned in whole or in part by the reporting entity or an affiliate, receive credit or commissions for or control a substantial part (more than 20 percent of any major line of business measured on direct premiums) of:
- 4.21 sales of new business? Yes [] No [X]
- 4.22 renewals? Yes [] No [X]
- 5.1 Has the reporting entity been a party to a merger or consolidation during the period covered by this statement? Yes [] No [X]
- 5.2 If yes, provide the name of the entity, NAIC company code, and state of domicile (use two letter state abbreviation) for any entity that has ceased to exist as a result of the merger or consolidation.

1 Name of Entity	2 NAIC Company Code	3 State of Domicile

- 6.1 Has the reporting entity had any Certificates of Authority, licenses or registrations (including corporate registration, if applicable) suspended or revoked by any governmental entity during the reporting period? (You need not report an action either formal or informal, if a confidentiality clause is part of the agreement.) Yes [] No [X]
- 6.2 If yes, give full information _____
- 7.1 Does any foreign (non-United States) person or entity directly or indirectly control 10% or more of the reporting entity? Yes [] No [X]
- 7.2 If yes,
- 7.21 State the percentage of foreign control 0 %
- 7.22 State the nationality(s) of the foreign person(s) or entity(s); or if the entity is a mutual or reciprocal, the nationality of its manager or attorney-in-fact and identify the type of entity(s) (e.g., individual, corporation, government, manager or attorney-in-fact).

1 Nationality	2 Type of Entity

GENERAL INTERROGATORIES

- 8.1 Is the company a subsidiary of a bank holding company regulated by the Federal Reserve Board? Yes [] No [X]
 8.2 If response to 8.1 is yes, please identify the name of the bank holding company.

- 8.3 Is the company affiliated with one or more banks, thrifts or securities firms? Yes [] No [X]
 8.4 If response to 8.3 is yes, please provide the names and location (city and state of the main office) of any affiliates regulated by a federal financial regulatory services agency [i.e. the Federal Reserve Board (FRB), the Office of the Comptroller of the Currency (OCC), the Office of Thrift Supervision (OTS), the Federal Deposit Insurance Corporation (FDIC) and the Securities Exchange Commission (SEC)] and identify the affiliate's primary federal regulator.

1 Affiliate Name	2 Location (City, State)	3 FRB	4 OCC	5 OTS	6 FDIC	7 SEC
		NO	NO	NO	NO	NO
		NO	NO	NO	NO	NO
		NO	NO	NO	NO	NO
		NO	NO	NO	NO	NO
		NO	NO	NO	NO	NO
		NO	NO	NO	NO	NO
		NO	NO	NO	NO	NO
		NO	NO	NO	NO	NO
		NO	NO	NO	NO	NO
		NO	NO	NO	NO	NO

9. What is the name and address of the independent certified public accountant or accounting firm retained to conduct the annual audit?
 KPMG
 757 Third Avenue, 10th Floor, New York, NY 10017

10. What is the name, address and affiliation (officer/employee of the reporting entity or actuary/consultant associated with a(n) actuarial consulting firm) of the individual providing the statement of actuarial opinion/certification? Paul J. Struzzierrri, FCAS of Milliman USA
 1325 Franklin Avenue, Suite 555, Garden City, New York 11530
 No affiliation

11. FOR UNITED STATES BRANCHES OF ALIEN REPORTING ENTITIES ONLY:

11.1 What changes have been made during the year in the United States manager or the United States trustees of the reporting entity?

11.2 Does this statement contain all business transacted for the reporting entity through its United States Branch on risks wherever located? Yes [] No [X]

11.3 Have there been any changes made to any of the trust indentures during the year? Yes [] No [X]

11.4 If answer to (11.3) is yes, has the domiciliary or entry state approved the changes? Yes [] No [] N/A [X]

BOARD OF DIRECTORS

12. Is the purchase or sale of all investments of the reporting entity passed upon either by the board of directors or a subordinate committee thereof? Yes [X] No []

13. Does the reporting entity keep a complete permanent record of the proceedings of its board of directors and all subordinate committees thereof? Yes [X] No []

14. Has the reporting entity an established procedure for disclosure to its board of directors or trustees of any material interest or affiliation on the part of any of its officers, directors, trustees or responsible employees which is in or is likely to conflict with the official duties of such person? Yes [X] No []

FINANCIAL

15.1 Total amount loaned during the year (inclusive of Separate Accounts, exclusive of policy loans):

15.11 To directors or other officers	\$ _____
15.12 To stockholders not officers	\$ _____
15.13 Trustees, supreme or grand (Fraternal only)	\$ _____

15.2 Total amount of loans outstanding at the end of year (inclusive of Separate Accounts, exclusive of policy loans):

15.21 To directors or other officers	\$ _____
15.22 To stockholders not officers	\$ _____
15.23 Trustees, supreme or grand (Fraternal only)	\$ _____

16.1 Were any assets reported in this statement subject to a contractual obligation to transfer to another party without the liability for such obligation being reported in the statement? Yes [] No [X]

16.2 If yes, state the amount thereof at December 31 of the current year:

16.21 Rented from others	\$ _____
16.22 Borrowed from others	\$ _____
16.23 Leased from others	\$ _____
16.24 Other	\$ _____

Disclose in Notes to Financial the nature of each obligation.

17.1 Does this statement include payments for assessments as described in the Annual Statement Instructions other than guaranty fund or guaranty association assessments? Yes [] No [X]

17.2 If answer is yes:

17.21 Amount paid as losses or risk adjustment	\$ _____
17.22 Amount paid as expenses	\$ _____
17.23 Other amounts paid	\$ _____

GENERAL INTERROGATORIES

INVESTMENT

18. List the following capital stock information for the reporting entity:

Class	1 Number of Shares Authorized	2 Number of Shares Outstanding	3 Par Value Per Share	4 Redemption Price If Callable	5 Is Dividend Rate Limited?	6 Are Dividends Cumulative?
Preferred	90,000	90,000	10		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Common	100,000	100,000	2	X X X	X X X X X X	X X X X X X

19.1 Were all the stocks, bonds and other securities owned December 31 of current year, over which the reporting entity has exclusive control, in the actual possession of the reporting entity on said date, except as shown by Schedule E - Part 3 - Special Deposits? Yes No

19.2 If no, give full and complete information, relating thereto Securities held by Investors Bank & Trust, 33 Maiden Lane, New York, NY 10038

20.1 Were any of the stocks, bonds or other assets of the reporting entity owned at December 31 of the current year not exclusively under the control of the reporting entity, except as shown on Schedule E - Part 3 - Special Deposits, or has the reporting entity sold or transferred any assets subject to a put option contract that is currently in force? (Exclude securities subject to Interrogatory 16.1). Yes No

20.2 If yes, state the amount thereof at December 31 of the current year:

20.21 Loaned to others	\$ _____
20.22 Subject to repurchase agreements	\$ _____
20.23 Subject to reverse repurchase agreements	\$ _____
20.24 Subject to dollar repurchase agreements	\$ _____
20.25 Subject to reverse dollar repurchase agreements	\$ _____
20.26 Pledged as collateral	\$ _____
20.27 Placed under option agreements	\$ _____
20.28 Letter stock or securities restricted as to sale	\$ _____
20.29 Other	\$ _____

20.3 For category (20.28) provide the following:

1 Nature of Restriction	2 Description	3 Amount

21.1 Does the reporting entity have any hedging transactions reported on Schedule DB? Yes No

21.2 If yes, has a comprehensive description of the hedging program been made available to the domiciliary state? Yes No N/A

If no, attach a description with this statement.

22.1 Were any preferred stocks or bonds owned as of December 31 of the current year mandatorily convertible into equity, or, at the option of the issuer, convertible into equity? Yes No

22.2 If yes, state the amount thereof at December 31 of the current year. \$ _____

GENERAL INTERROGATORIES

INVESTMENT

23. Excluding items in Schedule E, real estate, mortgage loans and investments held physically in the reporting entity's offices, vaults or safety deposit boxes, were all stocks, bonds and other securities, owned throughout the current year held pursuant to a custodial agreement with a qualified bank or trust company in accordance with Part 1-General, Section IV.H-Custodial or Safekeeping agreements of the NAIC Financial Condition Examiners Handbook? Yes [X] No []

23.01 For agreements that comply with the requirements of the NAIC Financial Condition Examiners Handbook, complete the following:

1 Name of Custodian(s)	2 Custodian's Address
Investors Bank & Trust	33 Maiden Lane, New York, NY 10038

23.02 For all agreements that do not comply with the requirements of the NAIC Financial Condition Examiners Handbook, provide the name, location and a complete explanation:

1 Name(s)	2 Location(s)	3 Complete Explanation(s)

23.03 Have there been any changes, including name changes, in the custodian(s) identified in 23.01 during the current year? Yes [] No [X]

23.04 If yes, give full and complete information relating thereto:

1 Old Custodian	2 New Custodian	3 Date of Change	4 Reason

23.05 Identify all investment advisors, brokers/dealers or individuals acting on behalf of brokers/dealers that have access to the investment accounts, handle securities and have authority to make investments on behalf of the reporting entity:

1 Central Registration Depository Number(s)	2 Name	3 Address
No.106975	Vaughan, Nelson Investment Management	600 Travis, Suite 6300, Houston , TX 77002

24.1 Does the reporting entity have any diversified mutual funds reported in Schedule D, Part 2 (diversified according to the Securities and Exchange Commission (SEC) in the Investment Company Act of 1940 [Section 5 (b) (1)])? Yes [] No [X]

24.2 If yes, complete the following schedule:

1 CUSIP#	2 Name of Mutual Fund	3 Book/Adjusted Carrying Value
9999999	Total	

24.3 For each mutual fund listed in the table above, complete the following schedule:

1 Name of Mutual Fund (from above table)	2 Name of Significant Holding of the Mutual Fund	3 Amount of Mutual Fund's Book/Adjusted Carrying Value Attributable to the Holding	4 Date of Valuation

GENERAL INTERROGATORIES

INVESTMENT

25. Provide the following information for all short-term and long-term bonds and all preferred stocks. Do not substitute amortized value or statement value for fair value.

	1 Statement (Admitted) Value	2 Fair Value	3 Excess of Statement over Fair Value (-), or Fair Value over Statement (+)
25.1 Bonds	48,550,292	49,526,224	975,932
25.2 Preferred stocks			
25.3 Totals	48,550,292	49,526,224	975,932

25.4 Describe the sources or methods utilized in determining the fair values: Bond market values were obtained from standard & poor by our investment advisors, Vaughan Nelson Investment Management LP

26.1 Have all the filing requirements of the Purposes and Procedures manual of the NAIC Securities Valuation Office been followed? Yes [X] No []

26.2 If no, list exceptions:

OTHER

27.1 Amount of payments to Trade Associations, Service Organizations and Statistical or Rating Bureaus, if any? \$ 173,559

27.2 List the name of the organization and the amount paid if any such payment represented 25% or more of the total payments to Trade Associations, Service Organizations and Statistical or Rating Bureaus during the period covered by this statement.

1 Name	2 Amount Paid
New York State Land Title Association	\$ 61,213
Title Insurance Rate Service Association	\$ 112,346
	\$
	\$
	\$

28.1 Amount of payments for legal expenses, if any? \$ 324,063

28.2 List the name of the firm and the amount paid if any such payment represented 25% or more of the total payments for legal expenses during the period covered by this statement.

1 Name	2 Amount Paid
Jaspan Schlesinger Hoffman LLP	\$ 237,670
	\$
	\$
	\$
	\$

29.1 Amount of payments for expenditures in connection with matters before legislative bodies, officers or department of government, if any? \$ _____

29.2 List the name of the firm and the amount paid if any such payment represented 25% or more of the total payment expenditures in connection with matters before legislative bodies, officers or department of government during the period covered by this statement.

1 Name	2 Amount Paid
	\$
	\$
	\$
	\$
	\$

GENERAL INTERROGATORIES

PART 2-TITLE INTERROGATORIES

- 1.1 Did any persons while an officer, director, trustee, or employee receive directly or indirectly, during the period covered by this statement, any compensation in addition to his/her regular compensation on account of the reinsurance transactions of the reporting entity? YES NO
2. Largest net aggregate amount insured in any one risk. \$ 13,000,000
- 3.1 Has this reporting entity reinsured any risk with any other entity and agreed to release such entity from liability, in whole or in part, from any loss that may occur on the risk or portion thereof, reinsured? YES NO
- 3.2 If yes, give full information
.....
.....
.....
4. If the reporting entity has assumed risk from another entity, there should be charged on account of such reinsurances a reserve equal to that which the original entity would have been required to charge had it retained the risks. Has this been done? YES NO
- 5.1 Has this reporting entity guaranteed policies issued by any other entity and now in force? YES NO
- 5.2 If yes, give full information
.....
.....
.....
6. Uncompleted building construction loans:
- | | | |
|--|-------------------------------|----------|
| | 6.1 Amount already loaned | \$ _____ |
| | 6.2 Balance to be advanced | \$ _____ |
| | 6.3 Total amount to be loaned | \$ _____ |
- 7.1 Does the reporting entity issue bonds secured by certificates of participation in building construction loans prior to the completion of the buildings? YES NO
- 7.2 If yes, give total amount of such bonds or certificates of participation issued and outstanding. \$ _____
8. What is the aggregate amount of mortgage loans owned by the reporting entity which consist of co-ordinate interest in first liens? \$ _____
- 9.1 Reporting entity assets listed on Page 2 include the following segregated assets of the Statutory Premium Reserve or other similar statutory reserves:
- | | | |
|--|---------------------------------------|----------------------|
| | 9.11 Bonds | \$ <u>19,163,651</u> |
| | 9.12 Short-term investments | \$ _____ |
| | 9.13 Mortgages | \$ _____ |
| | 9.14 Cash | \$ <u>60,409</u> |
| | 9.15 Other admissible invested assets | \$ _____ |
| | 9.16 Total | \$ <u>19,224,060</u> |
- 9.2 List below segregate funds held for others by the reporting entity, set apart in special accounts and excluded from entity assets and liabilities. (These funds are also included in Schedule E - Part 1D Summary and the "From Separate Accounts, Segregated Accounts and Protected Cell Accounts" line on Page 2.)
- | | | |
|--|---|----------------------|
| | 9.21 Custodial funds not included in this statement were held pursuant to the governing agreements of custody in the amount of: | \$ _____ |
| | These funds consist of: | |
| | 9.22 In cash on deposit | \$ <u>37,217,668</u> |
| | 9.23 Other forms of security | \$ _____ |

FIVE-YEAR HISTORICAL DATA

Show amounts in whole dollars only, no cents; show percentages to one decimal place, i.e. 17.6.

	1 2004	2 2003	3 2002	4 2001	5 2000
Source of Direct Title Premiums Written (Part 1A)					
1. Direct operations (Part 1A, Line 1, Col. 1)	28,378,108	15,193,447	11,444,603	8,233,211	6,754,590
2. Non-affiliated agency operations (Part 1A, Line 1, Col. 2)	115,127,321	121,679,672	90,682,537	63,688,977	55,230,391
3. Affiliated agency operations (Part 1A, Line 1, Col. 3)	2,430,267	4,908,968	3,953,552	3,302,498	1,886,008
4. Total	145,935,696	141,782,087	106,080,692	75,224,686	63,870,989
Operating Income Summary (Page 4 & Part 1)					
5. Premiums earned (Part 1B, Line 3)	142,721,727	138,774,813	104,063,851	73,778,606	62,561,029
6. Escrow and settlement service charges (Part 1A, Line 2)	71,306	74,903	45,589	100,569	79,865
7. Title examinations (Part 1C, Line 1)	329,777	221,494	177,284	88,414	115,859
8. Searches and abstracts (Part 1C, Line 2)	1,309,907	1,722,359	1,534,386	1,810,657	1,841,234
9. Surveys (Part 1C, Line 3)	1,222,718	1,344,635	930,007	553,796	420,622
10. Aggregate write-ins for service charges (Part 1C, Line 4)	4,573,385	1,607,894	562,317	347,831	265,638
11. Aggregate write-ins for other operating income (Page 4, Line 2)					
12. Total operating income (Page 4, Line 3)	150,228,820	143,746,098	107,313,434	76,679,873	65,284,247
Statement of Income (Page 4)					
13. Net operating gain or (loss) (Line 8)	7,286,200	5,613,524	2,793,566	(1,741,292)	(2,281,147)
14. Net investment gain or (loss) (Line 11)	2,742,973	2,915,296	1,666,135	2,216,842	1,484,523
15. Total other income (Line 12)					130,514
16. Federal and foreign income taxes incurred (Line 14)	5,092,537	3,383,537	1,807,347	285,291	75,351
17. Net income (Line 15)	4,936,636	5,145,283	2,652,354	190,259	(741,461)
Balance Sheet Items (Pages 2 and 3)					
18. Title insurance premiums and fees receivable (Page 2, Line 12, Col. 3)	1,384,294	1,627,498	1,115,137	483,469	896,416
19. Total admitted assets excluding segregated accounts (Page 2, Line 24, Col. 3)	56,944,747	49,640,704	40,033,718	34,947,094	32,001,860
20. Known claims reserve (Page 3, Line 1)	9,181,275	9,490,249	9,071,836	7,866,957	6,525,696
21. Statutory premium reserve (Page 3, Line 2)	18,691,202	15,956,870	12,783,688	10,733,989	9,569,099
22. Total liabilities (Page 3, Line 21)	38,417,176	33,648,221	24,573,124	20,254,561	17,728,764
23. Capital paid up (Page 3, Lines 23 + 24)	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000
24. Surplus as regards policyholders (Page 3, Line 30)	18,527,571	15,992,483	15,460,594	14,692,534	14,273,096
Percentage Distribution of Cash and Invested Assets (Page 2, Col. 3)					
(Item divided by Page 2, Line 10, Col. 3) x 100.0					
25. Bonds (Line 1)	92.8	86.9	91.5	85.7	82.0
26. Stocks (Lines 2.1 & 2.2)				7.0	6.2
27. Mortgage loans on real estate (Line 3.1 and 3.2)					
28. Real estate (Lines 4.1, 4.2 & 4.3)					
29. Cash, cash equivalents and short-term investments (Line 5)	7.2	12.8	7.8	7.2	11.4
30. Contract loans (Line 6)			X X X	X X X	X X X
31. Other invested assets (Line 7)					
32. Receivable for securities (Line 8)					
33. Aggregate write-ins for invested assets (Line 9)			X X X	X X X	X X X
34. Subtotals cash and invested assets (Line 10)	100.0	100.0	100.0	100.0	100.0
Investments in Parent, Subsidiaries and Affiliates					
35. Affiliated bonds (Sch. D Summary, Line 25, Col. 1)					
36. Affiliated preferred stocks (Sch. D, Summary, Line 39, Col. 1)					
37. Affiliated common stocks (Sch. D, Summary, Line 53, Col. 2)				2,293,514	1,846,908
38. Affiliated short-term investments (subtotals included in Schedule DA, Part 2, Col. 5, Line 11)					
39. Affiliated mortgage loans on real estate					
40. All other affiliated					
41. Total of above Lines 35 to 40				2,293,514	1,846,908
42. Percentage of investments in parent, subsidiaries and affiliates to surplus as regards policyholders (Line 41 above divided by Page 3, Line 30, Col. 1 x 100.0)				15.6	12.5

FIVE-YEAR HISTORICAL DATA

(Continued)

	1 2004	2 2003	3 2002	4 2001	5 2000
Capital and Surplus Accounts (Page 4)					
43. Net unrealized capital gains or (losses) (Line 18)	(86,163)	(89,527)	1,378,062	487,619	462,696
44. Change in nonadmitted assets (Line 21)	(2,637,303)	409,031	(2,497,186)	(409,143)	429,966
45. Dividends to stockholders (Line 28)	(2,675,000)	(5,000,000)	(3,080,020)		
46. Change in surplus as regards policyholders for the year (Line 31)	2,535,088	531,889	768,060	419,438	151,201
Losses Paid and Incurred (Part 2A)					
47. Net payments (Line 5, Col. 4)	3,784,660	3,838,901	4,374,032	4,086,155	3,477,661
48. Losses and allocated LAE incurred (Line 8, Col. 4)	3,475,686	4,257,314	5,578,911	5,427,416	4,366,893
49. Unallocated LAE incurred (Line 9, Col. 4)	733,082	688,975	604,005	575,387	472,514
50. Losses and loss adjustment expenses incurred (Line 10, Col. 4)	4,208,768	4,946,289	6,182,916	6,002,803	4,839,407
Operating Expenses to Total Operating Income (Part 3)(%) (Line item divided by Page 4, Line 3 x 100.0)					
51. Personnel costs (Part 3, Line 1.5, Col. 4)	11.6	7.5	8.1	9.9	12.2
52. Amount paid to or retained by title agents (Part 3, Line 2, Col. 4)	66.3	74.7	74.4	73.6	73.7
53. All other operating expenses (Part 3, Lines 24 minus 1.5 minus 2, Col. 4)	14.5	10.4	9.2	10.9	11.0
54. Total (Lines 51 to 53)	92.3	92.6	91.8	94.4	96.9
Operating Percentages (Page 4) (Line item divided by Page 4, Line 3 x 100.0)					
55. Losses and loss adjustment expenses incurred (Line 4)	2.8	3.4	5.7	7.8	7.4
56. Operating expenses incurred (Line 5)	92.3	92.7	91.7	94.4	96.1
57. Aggregate write-ins for other operating deductions (Line 6)					
58. Total operating deductions (Line 7)	95.2	96.1	97.4	102.3	103.5
59. Net operating gain or (loss) (Line 8)	4.9	3.9	2.6	(2.3)	(3.5)
Other Percentages (Line item divided by Part 1B, Line 1.4)					
60. Losses and loss expenses incurred to net premiums written (Page 4, Line 4)	2.9	3.5	5.8	8.0	7.6
61. Operating expenses incurred to net premiums written (Page 4, Line 5)	95.4	93.8	92.7	96.6	98.4

SCHEDULE A - VERIFICATION BETWEEN YEARS

1. Book/adjusted carrying value, December 31, prior year (prior year statement)	_____
2. Increase (decrease) by adjustment:	
2.1 Totals, Part 1, Column 11	_____
2.2 Totals, Part 3, Column 7	_____
3. Cost of acquired, (Totals, Part 2, Column 6, net of encumbrances (Column 7) and net of additions and permanent improvements (Column 9))	_____
4. Cost of additions and permanent improvements:	
4.1 Totals, Part 1, Column 14	_____
4.2 Totals, Part 3, Column 9	_____
5. Total profit (loss) on sales, Part 3, Column 14	_____
6. Increase (decrease) by foreign exchange adjustment:	
6.1 Totals, Part 1, Column 12	_____
6.2 Totals, Part 3, Column 8	_____
7. Amounts received on sales, Part 3, Column 11 and Part 1, Column 13	_____
8. Book/adjusted carrying value at the end of current period	_____
9. Total valuation allowance	_____
10. Subtotal (Lines 8 plus 9)	_____
11. Total nonadmitted amounts	_____
12. Statement value, current period (Page 2, real estate lines, Net Admitted Assets Column)	_____

NONE

SCHEDULE B - VERIFICATION BETWEEN YEARS

1. Book value/recorded investment excluding accrued interest on mortgages owned, December 31 of prior year	_____
2. Amount loaned during year:	
2.1 Actual cost at time of acquisitions	_____
2.2 Additional investment made after acquisitions	_____
3. Accrual of discount and mortgage interest points and commitment fees	_____
4. Increase (decrease) by adjustment	_____
5. Total profit (loss) on sale	_____
6. Amounts paid on account or in full during the year	_____
7. Amortization of premium	_____
8. Increase (decrease) by foreign exchange adjustment	_____
9. Book value/recorded investment excluding accrued interest on mortgages owned at end of current period	_____
10. Total valuation allowance	_____
11. Subtotal (Lines 9 plus 10)	_____
12. Total nonadmitted amounts	_____
13. Statement value of mortgages owned at end of current period (Page 2, mortgage lines, Net Admitted Assets Column)	_____

NONE

SCHEDULE BA - VERIFICATION BETWEEN YEARS

1. Book/adjusted carrying value of long-term invested assets owned, December 31 of prior year	_____	344,472
2. Cost of acquisitions during year:		
2.1 Actual cost at time of acquisitions	_____	1,250
2.2 Additional investment made after acquisitions	_____	1,250
3. Accrual of discount	_____	
4. Increase (decrease) by adjustment	_____	(3,604)
5. Total profit (loss) on sale	_____	485,132
6. Amounts paid on account or in full during the year	_____	826,000
7. Amortization of premium	_____	
8. Increase (decrease) by foreign exchange adjustment	_____	
9. Book/adjusted carrying value of long-term invested assets at end of current period	_____	1,250
10. Total valuation allowance	_____	
11. Subtotal (Lines 9 plus 10)	_____	1,250
12. Total nonadmitted amounts	_____	
13. Statement value of long-term invested assets at end of current period (Page 2, Line 7, Column 3)	_____	1,250

SCHEDULE D - SUMMARY BY COUNTRY

Long-Term Bonds and Stocks OWNED December 31 of Current Year

Description		1 Book/Adjusted Carrying Value	2 Fair Value	3 Actual Cost	4 Par Value of Bonds
BONDS					
Governments (Including all obligations guaranteed by governments)	1. United States	2,426,917	2,446,321	2,436,961	2,445,000
	2. Canada				
	3. Other Countries				
	4. Totals	2,426,917	2,446,321	2,436,961	2,445,000
States, Territories and Possessions (Direct and guaranteed)	5. United States				
	6. Canada				
	7. Other Countries				
	8. Totals				
Political Subdivisions of States, Territories and Possessions (Direct and guaranteed)	9. United States	13,531,607	13,667,052	13,772,071	12,760,000
	10. Canada				
	11. Other Countries				
	12. Totals	13,531,607	13,667,052	13,772,071	12,760,000
Special revenue and special assessment obligations and all non-guaranteed obligations of agencies and authorities of governments and their political subdivisions	13. United States	9,223,305	9,349,610	9,324,245	8,730,000
	14. Canada				
	15. Other Countries				
	16. Totals	9,223,305	9,349,610	9,324,245	8,730,000
Public Utilities (unaffiliated)	17. United States				
	18. Canada				
	19. Other Countries				
	20. Totals				
Industrial and Miscellaneous and Credit Tenant Loans (unaffiliated)	21. United States	23,368,463	24,063,241	23,537,173	22,469,000
	22. Canada				
	23. Other Countries				
	24. Totals	23,368,463	24,063,241	23,537,173	22,469,000
Parent, Subsidiaries and Affiliates	25. Totals				
26. Total Bonds		48,550,292	49,526,224	49,070,450	46,404,000
PREFERRED STOCKS					
Public Utilities (unaffiliated)	27. United States				
	28. Canada				
	29. Other Countries				
	30. Totals				
Banks, Trust and Insurance Companies (unaffiliated)	31. United States				
	32. Canada				
	33. Other Countries				
	34. Totals				
Industrial and Miscellaneous (unaffiliated)	35. United States				
	36. Canada				
	37. Other Countries				
	38. Totals				
Parent, Subsidiaries and Affiliates	39. Totals				
40. Total Preferred Stocks					
COMMON STOCKS					
Public Utilities (unaffiliated)	41. United States				
	42. Canada				
	43. Other Countries				
	44. Totals				
Banks, Trust and Insurance Companies (unaffiliated)	45. United States				
	46. Canada				
	47. Other Countries				
	48. Totals				
Industrial and Miscellaneous (unaffiliated)	49. United States				
	50. Canada				
	51. Other Countries				
	52. Totals				
Parent, Subsidiaries and Affiliates	53. Totals				
54. Total Common Stocks					
55. Total Stocks					
56. Total Bonds and Stocks		48,550,292	49,526,224	49,070,450	

SCHEDULE D - VERIFICATION BETWEEN YEARS

1. Book/adjusted carrying value of bonds and stocks, prior year	40,317,494	6. Foreign Exchange Adjustment:	
2. Cost of bonds and stocks acquired, Column 7, Part 3	20,751,018	6.1 Column 15, Part 1	
3. Increase (decrease) by adjustment:		6.2 Column 19, Part 2, Section 1	
3.1 Columns 12 + 13 - 14, Part 1	(337,265)	6.3 Column 16, Part 2, Section 2	
3.2 Column 18, Part 2, Section 1		6.4 Column 15, Part 4	
3.3 Column 15, Part 2, Section 2		7. Book/adjusted carrying value at end of current period	48,550,292
3.4 Column 14, Part 4	(65,549)	8. Total valuation allowance	
4. Total gain (loss), Column 19, Part 4	52,097	9. Subtotal (Lines 7 plus 8)	48,550,292
5. Deduct consideration for bonds and stocks disposed of Column 7, Part 4	12,167,503	10. Total nonadmitted amounts	
		11. Statement value of bonds and stocks, current period	48,550,292

SCHEDULE D - PART 1A - SECTION 1

Quality and Maturity Distribution of All Bonds Owned December 31, at Book/Adjusted Carrying Values by Major Types of Issues and NAIC Designations

Quality Rating per the NAIC Designation	1 1 Year or Less	2 Over 1 Year Through 5 Years	3 Over 5 Years Through 10 Years	4 Over 10 Years Through 20 Years	5 Over 20 Years	6 Total Current Year	7 Col. 6 as a % of Line 10.7	8 Total from Col. 6 Prior Year	9 % From Col. 7 Prior Year	10 Total Publicly Traded	11 Total Privately Placed (a)
1. U.S. Governments, Schedules D & DA (Group 1)											
1.1 Class 1	250,818	1,294,803	881,296			2,426,917	4.999	1,788,349	4.436	2,426,917	
1.2 Class 2											
1.3 Class 3											
1.4 Class 4											
1.5 Class 5											
1.6 Class 6											
1.7 Totals	250,818	1,294,803	881,296			2,426,917	4.999	1,788,349	4.436	2,426,917	
2. All Other Governments, Schedules D & DA (Group 2)											
2.1 Class 1											
2.2 Class 2											
2.3 Class 3											
2.4 Class 4											
2.5 Class 5											
2.6 Class 6											
2.7 Totals											
3. States, Territories and Possessions, etc., Guaranteed, Schedules D & DA (Group 3)											
3.1 Class 1											
3.2 Class 2											
3.3 Class 3											
3.4 Class 4											
3.5 Class 5											
3.6 Class 6											
3.7 Totals											
4. Political Subdivisions of States, Territories and Possessions, Guaranteed, Schedules D & DA (Group 4)											
4.1 Class 1		7,525,663	6,005,944			13,531,607	27.871	9,898,471	24.551	13,531,607	
4.2 Class 2											
4.3 Class 3											
4.4 Class 4											
4.5 Class 5											
4.6 Class 6											
4.7 Totals		7,525,663	6,005,944			13,531,607	27.871	9,898,471	24.551	13,531,607	
5. Special Revenue & Special Assessment Obligations, etc., Non-Guaranteed, Schedules D & DA (Group 5)											
5.1 Class 1	250,122	4,809,666	4,163,518			9,223,306	18.997	6,942,197	17.219	9,223,305	
5.2 Class 2											
5.3 Class 3											
5.4 Class 4											
5.5 Class 5											
5.6 Class 6											
5.7 Totals	250,122	4,809,666	4,163,518			9,223,306	18.997	6,942,197	17.219	9,223,305	

SCHEDULE D - PART 1A - SECTION 1 (continued)

Quality and Maturity Distribution of All Bonds Owned December 31, at Book/Adjusted Carrying Values by Major Types of Issues and NAIC Designations

Quality Rating per the NAIC Designation	1 1 Year or Less	2 Over 1 Year Through 5 Years	3 Over 5 Years Through 10 Years	4 Over 10 Years Through 20 Years	5 Over 20 Years	6 Total Current Year	7 Col. 6 as a % of Line 10.7	8 Total from Col. 6 Prior Year	9 % From Col. 7 Prior Year	10 Total Publicly Traded	11 Total Privately Placed (a)
6. Public Utilities (Unaffiliated), Schedules D & DA (Group 6)											
6.1 Class 1											
6.2 Class 2											
6.3 Class 3											
6.4 Class 4											
6.5 Class 5											
6.6 Class 6											
6.7 Totals											
7. Industrial & Miscellaneous (Unaffiliated), Schedules D & DA (Group 7)											
7.1 Class 1	1,956,890	11,571,019	5,090,355			18,618,264	38.348	16,032,979	39.767	18,618,264	
7.2 Class 2	499,468	2,214,299	2,036,431			4,750,198	9.784	5,655,498	14.027	4,750,198	
7.3 Class 3											
7.4 Class 4											
7.5 Class 5											
7.6 Class 6											
7.7 Totals	2,456,358	13,785,318	7,126,786			23,368,462	48.132	21,688,477	53.794	23,368,462	
8. Credit Tenant Loans, Schedules D & DA (Group 8)											
8.1 Class 1											
8.2 Class 2											
8.3 Class 3											
8.4 Class 4											
8.5 Class 5											
8.6 Class 6											
8.7 Totals											
9. Parent, Subsidiaries and Affiliates, Schedules D & DA (Group 9)											
9.1 Class 1											
9.2 Class 2											
9.3 Class 3											
9.4 Class 4											
9.5 Class 5											
9.6 Class 6											
9.7 Totals											

SCHEDULE D - PART 1A - SECTION 1 (continued)
 Quality and Maturity Distribution of All Bonds Owned December 31, at Book/Adjusted Carrying Values by Major Types of Issues and NAIC Designations

Quality Rating per the NAIC Designation	1 1 Year or Less	2 Over 1 Year Through 5 Years	3 Over 5 Years Through 10 Years	4 Over 10 Years Through 20 Years	5 Over 20 Years	6 Total Current Year	7 Col. 6 as a % of Line 10.7	8 Total from Col. 6 Prior Year	9 % From Col. 7 Prior Year	10 Total Publicly Traded	11 Total Privately Placed (a)
10. Total Bonds Current Year											
10.1 Class 1	2,457,830	25,201,151	16,141,113			43,800,094	90.216	X X X	X X X	43,800,093	
10.2 Class 2	499,468	2,214,299	2,036,431			4,750,198	9.784	X X X	X X X	4,750,198	
10.3 Class 3								X X X	X X X		
10.4 Class 4								X X X	X X X		
10.5 Class 5						(c)		X X X	X X X		
10.6 Class 6						(c)		X X X	X X X		
10.7 Totals	2,957,298	27,415,450	18,177,544			(b) 48,550,292	100.000	X X X	X X X	48,550,291	
10.8 Line 10.7 as a % of Col. 6	6.091	56.468	37.441			100.000	X X X	X X X	X X X	100.000	
11. Total Bonds Prior Year											
11.1 Class 1	1,516,714	18,939,622	14,161,203		44,457	X X X	X X X	34,661,996	85.973	34,661,996	
11.2 Class 2		5,395,629	259,869			X X X	X X X	5,655,498	14.027	5,655,498	
11.3 Class 3						X X X	X X X				
11.4 Class 4						X X X	X X X				
11.5 Class 5						X X X	X X X	(c)			
11.6 Class 6						X X X	X X X	(c)			
11.7 Totals	1,516,714	24,335,251	14,421,072		44,457	X X X	X X X	(b) 40,317,494	100.000	40,317,494	
11.8 Line 11.7 as a % of Col. 8	3.762	60.359	35.769		0.110	X X X	X X X	100.000	X X X	100.000	
12. Total Publicly Traded Bonds											
12.1 Class 1	2,457,830	25,201,151	16,141,113			43,800,094	90.216	34,661,996	85.973	43,800,094	X X X
12.2 Class 2	499,468	2,214,299	2,036,431			4,750,198	9.784	5,655,498	14.027	4,750,198	X X X
12.3 Class 3											X X X
12.4 Class 4											X X X
12.5 Class 5											X X X
12.6 Class 6											X X X
12.7 Totals	2,957,298	27,415,450	18,177,544			48,550,292	100.000	40,317,494	100.000	48,550,292	X X X
12.8 Line 12.7 as a % of Col. 6	6.091	56.468	37.441			100.000	X X X	X X X	X X X	100.000	X X X
12.9 Line 12.7 as a % of Line 10.7, Col. 6, Section 10	6.091	56.468	37.441			100.000	X X X	X X X	X X X	100.000	X X X
13. Total Privately Placed Bonds											
13.1 Class 1										X X X	
13.2 Class 2										X X X	
13.3 Class 3										X X X	
13.4 Class 4										X X X	
13.5 Class 5										X X X	
13.6 Class 6										X X X	
13.7 Totals										X X X	
13.8 Line 13.7 as a % of Col. 6							X X X	X X X	X X X	X X X	
13.9 Line 13.7 as a % of Line 10.7, Col. 6, Section 10							X X X	X X X	X X X	X X X	

(a) Includes \$ _____ 0 freely tradable under SEC Rule 144 or qualified for resale under SEC Rule 144A.

(b) Includes \$ _____ 0 current year, \$ _____ 0 prior year of bonds with Z designations and \$ _____ 0 current year, \$ _____ 0 prior year of bonds with Z* designations. The letter "Z" means the NAIC designation was not assigned by the Securities Valuation Office (SVO) at the date of the statement. "Z*" means the SVO could not evaluate the obligation because valuation procedures for the security class is under regulatory review.

(c) Includes \$ _____ 0 current year, \$ _____ 0 prior year of bonds with 5* designations and \$ _____ 0 current year, \$ _____ 0 prior year of bonds with 6* designations. "5*" means the NAIC designation was assigned by the SVO in reliance on the insurer's certification that the issuer is current in all principal and interest payments. "6*" means the NAIC designation was assigned by the SVO due to inadequate certification of principal and interest payments.

SCHEDULE D - PART 1A - SECTION 2

Maturity Distribution of All Bonds Owned December 31, at Book/Adjusted Carrying Values by Major Type and Subtype of Issues

Distribution by Type		1	2	3	4	5	6	7	8	9	10	11
		1 Year or Less	Over 1 Year Through 5 Years	Over 5 Years Through 10 Years	Over 10 Years Through 20 Years	Over 20 Years	Total Current Year	Col. 6 as a % of Line 10.7	Total from Col. 6 Prior Year	% From Col. 7 Prior Year	Total Publicly Traded	Total Privately Placed
1.	U.S. Governments, Schedules D & DA (Group 1)											
	1.1 Issuer Obligations	250,818	1,294,803	881,296			2,426,917	4.999	1,624,480	4.029	2,426,917	
	1.2 Single Class Mortgage-Backed/Asset-Backed Securities								163,869	0.406		
	1.7 Totals	250,818	1,294,803	881,296			2,426,917	4.999	1,788,349	4.436	2,426,917	
2.	All Other Governments, Schedules D & DA (Group 2)											
	2.1 Issuer Obligations											
	2.2 Single Class Mortgage-Backed/Asset-Backed Securities											
	MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES											
	2.3 Defined											
	2.4 Other											
	MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES											
	2.5 Defined											
	2.6 Other											
	2.7 Totals											
3.	States, Territories and Possessions, Guaranteed, Schedules D & DA (Group 3)											
	3.1 Issuer Obligations											
	3.2 Single Class Mortgage-Backed/Asset-Backed Securities											
	MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES											
	3.3 Defined											
	3.4 Other											
	MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES											
	3.5 Defined											
	3.6 Other											
	3.7 Totals											
4.	Political Subdivisions of States, Territories and Possessions, Guaranteed, Schedules D & DA (Group 4)											
	4.1 Issuer Obligations		7,525,663	6,005,944			13,531,607	27.871	9,898,471	24.551	13,531,607	
	4.2 Single Class Mortgage-Backed/Asset-Backed Securities											
	MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES											
	4.3 Defined											
	4.4 Other											
	MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES											
	4.5 Defined											
	4.6 Other											
	4.7 Totals		7,525,663	6,005,944			13,531,607	27.871	9,898,471	24.551	13,531,607	
5.	Special Revenue & Special Assessment Obligations, etc., Non-Guaranteed, Schedules D & DA (Group 5)											
	5.1 Issuer Obligations	250,122	4,809,666	4,163,518			9,223,306	18.997	6,942,197	17.219	9,223,306	
	5.2 Single Class Mortgage-Backed/Asset-Backed Securities											
	MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES											
	5.3 Defined											
	5.4 Other											
	MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES											
	5.5 Defined											
	5.6 Other											
	5.7 Totals	250,122	4,809,666	4,163,518			9,223,306	18.997	6,942,197	17.219	9,223,306	

SCHEDULE D - PART 1A - SECTION 2 (continued)

Maturity Distribution of All Bonds Owned December 31, at Book/Adjusted Carrying Values by Major Type and Subtype of Issues

Distribution by Type		1	2	3	4	5	6	7	8	9	10	11
		1 Year or Less	Over 1 Year Through 5 Years	Over 5 Years Through 10 Years	Over 10 Years Through 20 Years	Over 20 Years	Total Current Year	Col. 6 as a % of Line 10.7	Total from Col. 6 Prior Year	% From Col. 7 Prior Year	Total Publicly Traded	Total Privately Placed
6.	Public Utilities (Unaffiliated), Schedules D & DA (Group 6)											
	6.1 Issuer Obligations											
	6.2 Single Class Mortgage-Backed/Asset-Backed Securities											
	MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES											
	6.3 Defined											
	6.4 Other											
	MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES											
6.5 Defined												
6.6 Other												
6.7 Totals												
7.	Industrial & Miscellaneous (Unaffiliated), Schedules D & DA (Group 7)											
	7.1 Issuer Obligations	2,456,358	13,785,318	7,126,786			23,368,462	48.132	21,688,476	53.794	23,368,462	
	7.2 Single Class Mortgage-Backed/Asset-Backed Securities											
	MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES											
	7.3 Defined											
	7.4 Other											
	MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES											
7.5 Defined												
7.6 Other												
7.7 Totals	2,456,358	13,785,318	7,126,786			23,368,462	48.132	21,688,476	53.794	23,368,462		
8.	Credit Tenant Loans, Schedules D & DA (Group 8)											
	8.1 Issuer Obligations											
	8.7 Totals											
9.	Parent, Subsidiaries and Affiliates, Schedules D & DA (Group 9)											
	9.1 Issuer Obligations											
	9.2 Single Class Mortgage-Backed/Asset-Backed Securities											
	MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES											
	9.3 Defined											
	9.4 Other											
	MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES											
9.5 Defined												
9.6 Other												
9.7 Totals												

SCHEDULE D - PART 1A - SECTION 2 (continued)

Maturity Distribution of All Bonds Owned December 31, at Book/Adjusted Carrying Values by Major Type and Subtype of Issues

Distribution by Type	1 1 Year or Less	2 Over 1 Year Through 5 Years	3 Over 5 Years Through 10 Years	4 Over 10 Years Through 20 Years	5 Over 20 Years	6 Total Current Year	7 Col. 6 as a % of Line 10.7	8 Total from Col. 6 Prior Year	9 % From Col. 7 Prior Year	10 Total Publicly Traded	11 Total Privately Placed
10. Total Bonds Current Year											
10.1 Issuer Obligations	2,957,298	27,415,450	18,177,544			48,550,292	100.000	X X X	X X X	48,550,292	
10.2 Single Class Mortgage-Backed/Asset-Backed Securities								X X X	X X X		
MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES											
10.3 Defined								X X X	X X X		
10.4 Other								X X X	X X X		
MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES											
10.5 Defined								X X X	X X X		
10.6 Other								X X X	X X X		
10.7 Totals	2,957,298	27,415,450	18,177,544			48,550,292	100.000	X X X	X X X	48,550,292	
10.8 Line 10.7 as a % of Col. 6	6.091	56.468	37.441			100.000	X X X	X X X	X X X	100.000	
11. Total Bonds Prior Year											
11.1 Issuer Obligations	1,516,714	24,335,250	14,301,660			X X X	X X X	40,153,624	99.594	40,153,624	
11.2 Single Class Mortgage-Backed/Asset-Backed Securities			119,412		44,457	X X X	X X X	163,869	0.406	163,869	
MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES											
11.3 Defined						X X X	X X X				
11.4 Other						X X X	X X X				
MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES											
11.5 Defined						X X X	X X X				
11.6 Other						X X X	X X X				
11.7 Totals	1,516,714	24,335,250	14,421,072		44,457	X X X	X X X	40,317,493	100.000	40,317,493	
11.8 Line 11.7 as a % of Col. 8	3.762	60.359	35.769		0.110	X X X	X X X	100.000	X X X	100.000	
12. Total Publicly Traded Bonds											
12.1 Issuer Obligations	2,957,298	27,415,450	18,177,544			48,550,292	100.000	40,153,624	99.594	48,550,292	X X X
12.2 Single Class Mortgage-Backed/Asset-Backed Securities								163,869	0.406		X X X
MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES											
12.3 Defined											X X X
12.4 Other											X X X
MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES											
12.5 Defined											X X X
12.6 Other											X X X
12.7 Totals	2,957,298	27,415,450	18,177,544			48,550,292	100.000	40,317,493	100.000	48,550,292	X X X
12.8 Line 12.7 as a % of Col. 6	6.091	56.468	37.441			100.000	X X X	X X X	X X X	100.000	X X X
12.9 Line 12.7 as a % of Line 10.7, Col. 6, Section 10	6.091	56.468	37.441			100.000	X X X	X X X	X X X	100.000	X X X
13. Total Privately Placed Bonds											
13.1 Issuer Obligations										X X X	
13.2 Single Class Mortgage-Backed/Asset-Backed Securities										X X X	
MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES											
13.3 Defined										X X X	
13.4 Other										X X X	
MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES											
13.5 Defined										X X X	
13.6 Other										X X X	
13.7 Totals										X X X	
13.8 Line 13.7 as a % of Col. 6							X X X	X X X	X X X	X X X	
13.9 Line 13.7 as a % of Line 10.7, Col. 6, Section 10							X X X	X X X	X X X	X X X	

- NONE** **Schedule DA - Part 2**
- NONE** **Schedule DB - Part A and B Verification**
- NONE** **Schedule DB - Part C, D and E Verification**
- NONE** **Schedule DB - Part F - Section 1**
- NONE** **Schedule DB - Part F - Section 2**

SCHEDULE E-PART 1A-SEGREGATED FUNDS HELD FOR OTHERS AS NON-INTEREST EARNING CASH DEPOSITS

Showing all Banks, Trust Companies, Savings and Loan and Building and Loan Associations in which non-interest earning deposits of segregated funds held for others were maintained by the Company at any time during the year and the balances, if any (according to reporting entity's records) on December 31, of the current year.

1 Depository	2 Rate of Interest	3 Balance
OPEN DEPOSITORIES		
FEDERALLY INSURED DEPOSITORIES		
JP Morgan Chase	White Plains, NY	88,132
JP Morgan Chase	White Plains, NY	16,748
JP Morgan Chase	White Plains, NY	6,907
Citibank, N.A	White Plains, NY	977,817
Citibank, N.A	White Plains, NY	1,275,052
Citibank, N.A	White Plains, NY	432,114
Citibank, N.A	White Plains, NY	1,369
Citibank, N.A	Syracuse, NY	36,608
Key Bank	Albany, NY	23,198
Key Bank	Albany, NY	20,847
JP Morgan Chase	New York, NY	1,302,684
JP Morgan Chase	Melville, NY	345,135
JP Morgan Chase	Melville, NY	148,786
Citibank, N.A	Melville, NY	602,749
Citibank, N.A	Melville, NY	567,003
Citibank, N.A	New York, NY	1,144,326
Citibank, N.A	New York, NY	1,402,589
Citibank, N.A	New York, NY	176,897
JP Morgan Chase	New York, NY	6,841,962
JP Morgan Chase	New York, NY	4,574,869
JP Morgan Chase	New York, NY	45,633
0199998 Deposits in (0) depositories which do not exceed the allowable limit in any one depository	X X X	
0199999 Total Federally Insured Depositories	X X X	20,031,425
NON-FEDERALLY INSURED DEPOSITORIES		
0299999 Total Non-Federally Insured Depositories	X X X	
0399999 Total Open Depositories - Dec. 31st	X X X	20,031,425
SUSPENDED DEPOSITORIES		
0499999 Total Suspended Depositories - Dec. 31st	X X X	
0599999 Grand Total - All Depositories - Dec. 31st	X X X	20,031,425
1. Totals: Last day of January		18,089,937
2. February		9,008,276
3. March		8,982,614
4. April		16,504,866
5. May		110,194,699
6. June		18,962,116
7. July		17,319,153
8. August		24,528,091
9. September		19,676,318
10. October		20,204,979
11. November		17,039,193
12. December		20,031,425

SCHEDULE E-PART 1B-SEGREGATED FUNDS HELD FOR OTHERS AS INTEREST EARNING CASH DEPOSITS

Showing all Banks, Trust Companies, Savings and Loan and Building and Loan Associations in which interest earning deposits of segregated funds held for others were maintained by the Company at any time during the year and the balances, if any (according to reporting entity's records) on December 31, of the current year.

1 Depository	2 Rate of Interest	3 Interest Received During Year	4 Interest Earned During Year	5 Balance
OPEN DEPOSITORIES				
FEDERALLY INSURED DEPOSITORIES				
Hudson Valley Bank	White Plains, NY			1,770,906
JP Morgan Chase	New York, NY			3,791,830
Citibank, N.A	New York, NY			181,134
JP Morgan Chase	New York, NY			1,076,878
JP Morgan Chase	New York, NY			10,365,495
0199998 Deposits in (0) depositories which do not exceed the allowable limit in any one depository	X X X			
0199999 Total Federally Insured Depositories	X X X			17,186,243
NON-FEDERALLY INSURED DEPOSITORIES				
0299999 Total Non-Federally Insured Depositories	X X X			
0399999 Total Open Depositories - Dec. 31st	X X X			17,186,243
SUSPENDED DEPOSITORIES				
0499999 Total Suspended Depositories - Dec. 31st	X X X			
0599999 Grand Totals - All Depositories - Dec. 31st	X X X			17,186,243

1. Totals: Last day of January	2,304,442
2. February	12,515,608
3. March	7,425,069
4. April	37,788,548
5. May	39,388,799
6. June	29,734,090
7. July	44,443,981
8. August	45,333,155
9. September	23,079,999
10. October	12,416,880
11. November	17,192,001
12. December	17,186,243

SCHEDULE E - PART 1C - REINSURANCE RESERVE FUNDS

Showing all Banks, Trust Companies, Savings and Loan and Building and Loan Associations in which deposits of reinsurance reserve funds were maintained by the Company at any time during the year and the balances, if any (according to reporting entity's records) on December 31, of the current year. Exclude balances represented by negotiable instruments.

1 Depository	2 Rate of Interest	3 Interest Received During Year	4 Interest Earned During Year	5 Balance
OPEN DEPOSITORIES				
0199998 Deposits in (0) depositories which do not exceed the allowable limit in any one depository-open depositories	X X X			
0199999 Total Open Depositories - Dec. 31st	X X X			
SUSPENDED DEPOSITORIES				
0299998 Deposits in (0) depositories which do not exceed the allowable limit in any one depository-suspended depositories	X X X			
0299999 Total Suspended Depositories - Dec. 31st	X X X			
NONE				
0399999 Grand Totals - All Depositories - Dec. 31st.	X X X			

<ol style="list-style-type: none"> 1. Totals: Last day of January 2. February 3. March 4. April 5. May 6. June 7. July 8. August 9. September 10. October 11. November 12. December 	
---	--

SCHEDULE E - PART 1D - SUMMARY

Segregated Funds Held for Others			
Type	1 Non-Interest Earning	2 Interest Earning	3 Total (Cols. 1 + 2)
1. Open depositories	20,031,425	17,186,243	37,217,668
2. Suspended depositories			
3. Total segregated cash funds held for others (General Interrogatories-Part 2, Line 9.22)	20,031,425	17,186,243	37,217,668
4. Other forms of security held for others (General Interrogatories-Part 2, Line 9.23)			
5. Total all segregated funds held for others (General Interrogatories-Part 2, Line 9.21)	20,031,425	17,186,243	37,217,668
Company Funds on Hand and on Deposit			
General Funds			
6. Open depositories			3,768,671
7. Suspended depositories			
8. Total general funds			3,768,671
Reinsurance Reserve Funds			
9. Open depositories			
10. Suspended depositories			
11. Total reinsurance reserve funds			
Total Company Funds			
12. Open depositories			3,768,671
13. Suspended depositories			
14. Total company funds on deposit (Lines 8 & 11)			3,768,671
15. Company funds on hand			
16. Total company funds on hand and on deposit			3,768,671

SCHEDULE E - PART 1E - SUMMARY OF INTEREST EARNED

Interest Earned On	1 Interest Earned by Company	2 Average Monthly Balance of Non-Earning Deposits	3 Average Monthly Balance of Earning Deposits
Segregated Funds Held for Others			
17. Open depositories		25,045,139	24,067,401
18. Suspended depositories			
19. Total segregated funds held for others		25,045,139	24,067,401
Company Funds on Deposit			
20. Open depositories	30,441	820,915	3,774,285
21. Suspended depositories			
22. Total company funds on deposit	30,441	820,915	3,774,285
Total All Funds on Deposit			
23. Open depositories		25,866,053	27,841,687
24. Suspended depositories			
25. Total all funds on deposit		25,866,053	27,841,687

SCHEDULE E - PART 1F - FUNDS ON DEPOSIT - INTERROGATORIES

1. Does the reporting entity require, at least annually, letters of representation from its directors and officers concerning conflicts of interest in relation to:

1.1 The supply of goods or paid provision of personal services to a reporting entity depository listed in Schedule E-Part 1, or its parent, subsidiaries, or any of its affiliates? YES NO

1.2 Real estate agreements, including, but not limited to lease, rental, mortgage, or purchase agreements with the reporting entity depository listed in Schedule E-Part 1, or its parent, subsidiaries, or any of its affiliates? YES NO

2.1 Is the reporting entity aware of any real estate agreements, including, but not limited to lease, rental, mortgage, or purchase agreements, existing between the reporting entity, its Parent, Subsidiaries, or any of its Affiliates, and any depository listed in Schedule E-Part 1, or its parent, subsidiaries or any of its affiliates? YES NO

2.2 If yes, give details below.

.....
.....
.....
.....
.....

3. Does the reporting entity maintain sufficient records of funds held as escrow or security deposits and reported in Exhibit Capital Gains (Losses) and Schedule E - Part 1A that will enable it to identify the funds on an individual basis? YES NO

SCHEDULE F - PART 1

Assumed Reinsurance as of December 31, Current Year (000 Omitted)

1	2	3	4	5	6	7	8	9	10	11	12
Federal ID Number	NAIC Company Code	Name of Reinsured	Domiciliary Jurisdiction	Reinsurance Assumed Liability	Assumed Premiums Received	Reinsurance Payable on Paid Losses and Loss Adjustment Expenses	Reinsurance Payable on Known Case Losses and LAE Reserves	Assumed Premiums Receivable	Funds Held By or Deposited With Reinsured Companies	Letters of Credit Posted	Amount of Assets Pledged or Compensating Balances to Secure Letters of Credit
74-0924290	50121	Stewart Title Guaranty Company	Texas	23,000	4						
0299999	Total Affiliates - U.S. Non-Pool			23,000	4						
AA-1124112	00000	Stewart Title Limited - UK	Great Britian	704,725	247						
0399999	Total Affiliates - Other (Non-U.S.)			704,725	247						
0499999	Total Affiliates			727,725	251						
11-3097983	50029	Washington Title Insurance Company	New York	927,844	406						
23-1253755	50083	Common Wealth Land Title Insurance Company	Pennsylvania	25,000	9						
54-0278740	50024	Lawyers Title Insurance Corporation	Virginia	3,500	1						
0599998	Total Other U.S. Unaffiliated Insurers Less Than \$50,000										
0599999	Total Other U.S. Unaffiliated Insurers			956,344	416						
9999999	TOTALS			1,684,069	667						

37

SCHEDULE F - PART 2

Ceded Reinsurance as of December 31, Current Year (000 Omitted)

1 Federal ID Number	2 NAIC Company Code	3 Name of Reinsurer	4 Domiciliary Jurisdiction	5 Reinsurance Contracts Ceding 75% or More of Direct Premiums Written	6 Reinsurance Ceded Liability	7 Ceded Reinsurance Premiums Paid	8 Reinsurance Recoverable on Paid Losses and Loss Adjustment Expenses	9 Reinsurance Recoverable on Known Case Losses and LAE Reserves	Reinsurance Payable		12 Net Amount Recoverable From Reinsurers (Cols. 8 + 9 - 10 - 11)	13 Funds Held By Company Under Reinsurance Treaties
									10 Ceded Balances Payable	11 Other Amounts Due to Reinsurers		
74-0924290	50121	Stewart Title Guaranty Company	Texas		2,964,773	1,067						
0299999		Total Authorized - Affiliates - U.S. Non-Pool			2,964,773	1,067						
0499999		Total Authorized - Affiliates			2,964,773	1,067						
95-2566122	50814	First America Title Insurance Company	California		50,000	18						
36-2468956	50229	Chicago Title Insurance Company	Missouri		214,500	45						
41-0579050	50520	Old Republic National Title Insurance Company	Minnesota		70,000	17						
0599999		Total Authorized - Other U.S. Unaffiliated Insurers			334,500	80						
0999999		Total Authorized			3,299,273	1,147						
9999999		Totals			3,299,273	1,147						

SCHEDULE F - PART 3

Provision for Unauthorized Reinsurance as of December 31, Current Year (000 Omitted)

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Federal ID Number	NAIC Company Code	Name of Reinsurer	Domiciliary Jurisdiction	Reinsurance Recoverable all Items Schedule F	Funds Held By Company Under Reinsurance Treaties	Letters of Credit	Ceded Balances Payable	Miscellaneous Balances	Other Allowed Offset Items	Sum of Cols. 6 thru 10 but not in excess of Col. 5	Subtotal Col. 5 minus Col. 11	Recoverable Paid Losses & LAE Expenses Over 90 Days past Due not in Dispute	20% of Amount in Col. 13	Smaller of Col. 11 or Col. 14	Smaller of Col. 11 or 20% of Amount in Dispute Included in Col. 5	Total Provision for Unauthorized Reinsurance Smaller of Col. 5 or Cols. 12 + 15 + 16
NONE																

69

1. Amounts in dispute totaling \$ 0 are included in Column 5.
 2. Amounts in dispute totaling \$ 0 are excluded from Column 13.
 3. Column 5 excludes \$ 0 recoverables on ceded IBNR on contracts in force prior to July 1, 1984 and not subsequently renewed.

SCHEDULE H - PART 1

Showing All Title Plants Owned at December 31 of Current Year and Basis of Valuation

1 Permanent Identification Number	2 Form of Ownership	Title Plant Covering Period		5 Date Acquired	6 Actual Cost	7 Book Value	8 Book Value Valuation Basis (a)	9 Increase by Adjustment in Book Value	10 Decrease by Adjustment in Book Value
		3 From	4 To						
01	Wholly Owned	07/01/1989	01/01/1996	01/01/1993	327,667	32,764			32,767
02	Wholly Owned	01/01/1998	01/01/1999	01/01/1999	2,000	1,400			200
03	Wholly Owned	07/30/1987	12/31/2003	02/01/2004	1,570,000	1,570,000	Appraised Value		
9999999 Totals					1,899,667	1,604,164	X X X		32,967

40

(a) If the basis is other than cost, provide explanation to reason for deviating from the cost basis:

SCHEDULE H - PART 2

Showing All Title Plants Acquired During the Year

1 Permanent Identification Number	2 Form of Ownership	Title Plant Covering Period		5 Date Acquired	6 How Acquired	7 Name of Seller	8 Acquisition / Construction Cost to Company During Year	9 Book Value at December 31 of Current Year	10 Percentage Ownership as of December 31	11 Title Plant Not 100% Owned (Does Company Participate in Maintenance Cost? Yes or No)
		3 From	4 To							
03	Wholly Owned	07/30/1987	12/31/2003	02/01/2004	Capital contribution from Holding Comp		1,570,000	1,570,000	100.000	N/A
9999999 Totals							1,570,000	1,570,000	X X X	X X X

4 1

SCHEDULE H - PART 3

Showing All Title Plants Sold or Otherwise Disposed of During the Year

1 Permanent Identification Number	2 Form of Ownership	Title Plant Covering Period		5 Date Sold	6 Name of Purchaser	7 Cost to Company	8 Increase by Adjustment in Book Value During Year	9 Decrease by Adjustment in Book Value During Year	10 Book Value at Date of Sale	11 Consideration	12 Profit and (Losses) on Sale
		3 From	4 To								
NONE											

4 2

SCHEDULE H - Verification Between Years

1. Book value, December 31, prior year	67,131
2. Increase by adjustment in book value:	
2.1 Totals, Part 1, Col. 9	
2.2 Totals, Part 3, Col. 8	
3. Cost of acquisition, Part 2, Col. 8	1,570,000
4. Totals	1,637,131

5. Decrease by adjustment in book value:	
5.1 Totals, Part 1, Col. 10	
5.2 Totals, Part 3, Col. 9	32,967
6. Consideration received on sales, Part 3, Col. 11	
7. Net profit (loss) on sales, Part 3, Col. 12	
8. Book value, December 31, current year	1,604,164

SCHEDULE H - PART 4

Showing Total Title Assets Held Directly or by Subsidiaries

Type of Title Plant Ownership	1 Title Plant Value Current Year	2 Title Plant Value Prior Year
1. Direct investment in title plant assets	1,604,164	67,131
2. Title plant assets held by subsidiaries (proportionate to ownership)		
3. Total (Line 1 plus Line 2)	1,604,164	67,131

SCHEDULE P - PART 1 - SUMMARY
(\$'000 Omitted)

Years In Which Policies Were Written	1 Amount of Insurance Written in Millions	Premiums Written and Other Income					Loss and Allocated Loss Adjustment Expenses Payments						
		2 Direct Premium	3 Assumed Premium	4 Other Income	5 Ceded Premium	6 Net	Loss Payments			Allocated LAE Payments			
							7 Direct	8 Assumed	9 Ceded	10 Direct	11 Assumed	12 Ceded	
1. Prior	X X X	83,132	406	1,473	104	84,907	3,555				3,114		
2. 1995	6,497	35,222	109	1,054	50	36,335	1,617				834		
3. 1996	8,306	49,820	29	1,606	206	51,249	1,927				913		
4. 1997	9,430	51,031	74	1,478	255	52,328	2,026				659		
5. 1998	12,599	64,266	157	2,194	282	66,335	2,024				760		
6. 1999	14,781	69,308	203	3,028	185	72,354	4,047				1,578		
7. 2000	12,665	63,871	266	2,723	391	66,469	1,980				1,101		
8. 2001	13,232	75,225	337	2,901	618	77,845	1,591				355		
9. 2002	20,604	106,081	405	3,250	372	109,364	326				170		
10. 2003	30,280	141,782	539	4,971	373	146,919	195				107		
11. 2004	28,815	145,936	667	7,507	1,147	152,963	41				8		
12. Totals	X X X	885,674	3,192	32,185	3,983	917,068	19,329				9,599		

	13 Salvage and Subrogation Received	14 Unallocated Loss Expense Payments	15 Total Net Loss and Expense Paid (Cols. 7+8+10+11-9-12+14)	16 Number of Claims Reported (Direct)	Loss and Allocated Loss Adjustment Expenses Unpaid						23 Unallocated Loss Expense Unpaid	
					Known Claim Reserves			IBNR Reserves				
					17 Direct	18 Assumed	19 Ceded	20 Direct	21 Assumed	22 Ceded		
1. Prior	1,138	161	6,830	337	119				308			59
2. 1995	324	289	2,740	148	76				177			33
3. 1996	229	378	3,218	134	787				133			71
4. 1997	532	441	3,126	126	589				273			81
5. 1998	627	450	3,234	145	678				491			122
6. 1999	694	707	6,332	142	1,709				554			196
7. 2000	665	531	3,612	124	947				1,071			233
8. 2001	197	476	2,422	78	1,473				1,261			297
9. 2002	111	312	808	50	847				2,235			417
10. 2003	3	242	544	41	1,854				3,558			695
11. 2004	44	79	128	10	102				5,520			906
12. Total	4,564	4,066	32,994	1,335	9,181				15,581			3,110

	24 Total Net Loss and LAE Unpaid (Cols. 17+18+20+21-19-22+23)	25 Number of Claims Outstanding (Direct)	Losses and Allocated Loss Expenses Incurred				Loss and LAE Ratio		32 Net Loss & LAE Per \$1000 Of Coverage For Time Value of Money	33 Discount For Time Value of Money	34 Inter-company Pooling Participation Percentage	35 Net Reserves After Discount (Cols. 24-33)
			26 Direct (Cols. 7+10+17+20)	27 Assumed (Cols. 8+11+18+21)	28 Ceded (Cols. 9+12+19+22)	29 Net	30 Direct Basis ((Cols. 14+23+26/[Cols. 2+4])	31 Net Basis ((Cols. 14+23+29)/Col.6)				
1. Prior	486	18	7,096			7,096	0.086	0.086	X X X			486
2. 1995	286	11	2,704			2,704	0.083	0.083	0.466			286
3. 1996	991	22	3,760			3,760	0.082	0.082	0.507			991
4. 1997	943	24	3,547			3,547	0.077	0.078	0.431			943
5. 1998	1,291	24	3,953			3,953	0.068	0.068	0.359			1,291
6. 1999	2,459	46	7,888			7,888	0.122	0.121	0.595			2,459
7. 2000	2,251	38	5,099			5,099	0.088	0.088	0.463			2,251
8. 2001	3,031	27	4,680			4,680	0.070	0.070	0.412			3,031
9. 2002	3,499	31	3,578			3,578	0.039	0.039	0.209			3,499
10. 2003	6,107	29	5,714			5,714	0.045	0.045	0.220			6,107
11. 2004	6,528	7	5,671			5,671	0.043	0.044	0.231			6,528
12. Total	27,872	277	53,690			53,690	X X X	X X X	X X X		X X X	27,872

SCHEDULE P - PART 1A - POLICIES WRITTEN DIRECTLY
(\$'000 Omitted)

Years In Which Policies Were Written	1 Amount of Insurance Written in Millions	Premiums Written and Other Income					Loss and Allocated Loss Adjustment Expenses Payments						
		2 Direct Premium	3 Assumed Premium	4 Other Income	5 Ceded Premium	6 Net	Loss Payments			Allocated LAE Payments			
							7 Direct	8 Assumed	9 Ceded	10 Direct	11 Assumed	12 Ceded	
1. Prior	X X X	2,700		1,251		3,951	120				77		
2. 1995	627	1,898		924	1	2,821	84				26		
3. 1996	573	2,939		1,180	2	4,117	4				4		
4. 1997	902	3,524		1,335	22	4,837	78				11		
5. 1998	1,802	4,516		2,055	12	6,559	113				76		
6. 1999	1,359	5,539		3,007	39	8,507	3				28		
7. 2000	976	6,755		2,609	120	9,244	21				65		
8. 2001	2,173	8,233		2,901	83	11,051	12				55		
9. 2002	2,024	11,445		3,197	68	14,574	28				2		
10. 2003	3,390	15,193		4,916	69	20,040	(3)				10		
11. 2004	5,917	28,378		7,507	604	35,281							
12. Totals	X X X	91,120		30,882	1,020	120,982	460				354		

	13 Salvage and Subrogation Received	14 Unallocated Loss Expense Payments	15 Total Net Loss and Expense Paid (Cols. 7+8+10+11-9-12+14)	16 Number of Claims Reported (Direct)	Loss and Allocated Loss Adjustment Expenses Unpaid						23 Unallocated Loss Expense Unpaid	
					Known Claim Reserves			IBNR Reserves				
					17 Direct	18 Assumed	19 Ceded	20 Direct	21 Assumed	22 Ceded		
1. Prior		31	228	18	13				73			14
2. 1995		11	121	9					51			10
3. 1996	5	15	23	7					2			
4. 1997		21	110	9					48			9
5. 1998		24	213	10					69			14
6. 1999		25	56	5	14				2			
7. 2000		10	96	10	131				13			3
8. 2001	8	4	71	8	6				7			1
9. 2002	33	4	34	4	8				17			3
10. 2003	3	4	11	3	8				(2)			
11. 2004		1	1									
12. Total	49	150	964	83	180				280			54

	24 Total Net Loss and LAE Unpaid (Cols. 17+18+20+21-19-22+23)	25 Number of Claims Outstanding (Direct)	Losses and Allocated Loss Expenses Incurred				Loss and LAE Ratio		32 Net Loss & LAE Per \$1000 Of Coverage ((Cols.29+14+23)/Col. 1)	33 Discount For Time Value of Money	34 Inter-company Pooling Participation Percentage	35 Net Reserves After Discount (Cols. 24-33)
			26 Direct (Cols. 7+10+17+20)	27 Assumed (Cols. 8+11+18+21)	28 Ceded (Cols. 9+12+19+22)	29 Net	30 Direct Basis ((Cols. 14+23+26)/[Cols. 2+4])	31 Net Basis ((Cols. 14+23+29)/Col.6)				
1. Prior	100	1	283			283	0.083	0.083	X X X			100
2. 1995	61		161			161	0.064	0.065	0.290			61
3. 1996	2		10			10	0.006	0.006	0.044			2
4. 1997	57		137			137	0.034	0.035	0.185			57
5. 1998	83		258			258	0.045	0.045	0.164			83
6. 1999	16	1	47			47	0.008	0.008	0.053			16
7. 2000	147	5	230			230	0.026	0.026	0.249			147
8. 2001	14	1	80			80	0.008	0.008	0.039			14
9. 2002	28	1	55			55	0.004	0.004	0.031			28
10. 2003	6	1	13			13	0.001	0.001	0.005			6
11. 2004												
12. Total	514	10	1,274			1,274	X X X	X X X	X X X		X X X	514

SCHEDULE P - PART 1B - POLICIES WRITTEN THROUGH AGENTS
(\$000 Omitted)

Years In Which Policies Were Written	1 Amount of Insurance Written in Millions	Premiums Written and Other Income					Loss and Allocated Loss Adjustment Expenses Payments						
		2 Direct Premium	3 Assumed Premium	4 Other Income	5 Ceded Premium	6 Net	Loss Payments			Allocated LAE Payments			
							7 Direct	8 Assumed	9 Ceded	10 Direct	11 Assumed	12 Ceded	
1. Prior	X X X	80,432	406	222	104	80,956	3,435				3,037		
2. 1995	5,870	33,324	109	130	49	33,514	1,533				808		
3. 1996	7,733	46,881	29	426	204	47,132	1,923				909		
4. 1997	8,528	47,507	74	143	233	47,491	1,948				648		
5. 1998	10,797	59,750	157	139	270	59,776	1,911				684		
6. 1999	13,422	63,769	203	21	146	63,847	4,044				1,550		
7. 2000	11,689	57,116	266	114	271	57,225	1,959				1,036		
8. 2001	11,059	66,992	337		535	66,794	1,579				300		
9. 2002	18,580	94,636	405	53	304	94,790	298				168		
10. 2003	26,890	126,589	539	55	304	126,879	198				97		
11. 2004	22,898	117,558	667		543	117,682	41				8		
12. Totals	X X X	794,554	3,192	1,303	2,963	796,086	18,869				9,245		

	13 Salvage and Subrogation Received	14 Unallocated Loss Expense Payments	15 Total Net Loss and Expense Paid (Cols. 7+8+10+11-9-12+14)	16 Number of Claims Reported (Direct)	Loss and Allocated Loss Adjustment Expenses Unpaid						23 Unallocated Loss Expense Unpaid	
					Known Claim Reserves			IBNR Reserves				
					17 Direct	18 Assumed	19 Ceded	20 Direct	21 Assumed	22 Ceded		
1. Prior	1,138	130	6,602	319	106				235			45
2. 1995	324	278	2,619	139	76				126			23
3. 1996	224	363	3,195	127	787				131			71
4. 1997	532	420	3,016	117	589				225			72
5. 1998	627	426	3,021	135	678				422			108
6. 1999	694	682	6,276	137	1,695				552			196
7. 2000	665	521	3,516	114	816				1,058			230
8. 2001	189	472	2,351	70	1,467				1,254			296
9. 2002	78	308	774	46	839				2,218			414
10. 2003		238	533	38	1,846				3,560			695
11. 2004	44	78	127	10	102				5,520			906
12. Total	4,515	3,916	32,030	1,252	9,001				15,301			3,056

	24 Total Net Loss and LAE Unpaid (Cols. 17+18+20+21-19-22+23)	25 Number of Claims Outstanding (Direct)	Losses and Allocated Loss Expenses Incurred				Loss and LAE Ratio		32 Net Loss & LAE Per \$1000 Of Coverage ((Cols. 29+14+23)/Col. 1)	33 Discount For Time Value of Money	34 Inter-company Pooling Participation Percentage	35 Net Reserves After Discount (Cols. 24-33)
			26 Direct (Cols. 7+10+17+20)	27 Assumed (Cols. 8+11+18+21)	28 Ceded (Cols. 9+12+19+22)	29 Net	30 Direct Basis ((Cols. 14+23+26)/[Cols. 2+4])	31 Net Basis ((Cols. 14+23+29)/Col.6)				
1. Prior	386	17	6,813			6,813	0.087	0.086	X X X			386
2. 1995	225	11	2,543			2,543	0.085	0.085	0.484			225
3. 1996	989	22	3,750			3,750	0.088	0.089	0.541			989
4. 1997	886	24	3,410			3,410	0.082	0.082	0.458			886
5. 1998	1,208	24	3,695			3,695	0.071	0.071	0.392			1,208
6. 1999	2,443	45	7,841			7,841	0.137	0.137	0.650			2,443
7. 2000	2,104	33	4,869			4,869	0.098	0.098	0.481			2,104
8. 2001	3,017	26	4,600			4,600	0.080	0.080	0.485			3,017
9. 2002	3,471	30	3,523			3,523	0.045	0.045	0.228			3,471
10. 2003	6,101	28	5,701			5,701	0.052	0.052	0.247			6,101
11. 2004	6,528	7	5,671			5,671	0.057	0.057	0.291			6,528
12. Total	27,358	267	52,416			52,416	X X X	X X X	X X X		X X X	27,358

SCHEDULE P-PART 2 POLICY YEAR INCURRED LOSS AND ALAE

Years in Which Policies Were Written	Incurred Losses and Allocated Expenses at Year End (\$000 omitted) Including Known Claims and IBNR on Unreported Claims									
	1	2	3	4	5	6	7	8	9	10
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
1. Prior										
2. 1985										
3. 1986										
4. 1987										
5. 1988	16	48	50	47	46	46	47	43	43	42
6. 1989	202	420	447	404	381	376	376	366	365	368
7. 1990	1,458	1,895	2,052	2,053	1,968	1,995	2,001	1,965	1,968	1,989
8. 1991	1,459	1,317	1,748	1,726	1,878	1,743	1,838	1,822	1,830	1,868
9. 1992	534	802	625	705	704	703	708	637	628	625
10. 1993	1,032	1,043	876	903	943	880	878	794	819	821
11. 1994	1,122	1,260	1,234	1,263	1,273	1,352	1,389	1,382	1,364	1,383
12. 1995	1,280	1,226	1,812	2,212	2,290	2,292	2,225	2,210	2,663	2,704
13. 1996	X X X	2,427	2,066	3,711	4,071	3,899	3,702	3,603	3,688	3,760
14. 1997	X X X	X X X	1,685	2,538	2,330	2,409	2,417	3,173	3,471	3,547
15. 1998	X X X	X X X	X X X	1,638	2,733	3,587	3,924	4,442	4,179	3,953
16. 1999	X X X	X X X	X X X	X X X	3,477	4,989	7,125	6,810	7,892	7,888
17. 2000	X X X	X X X	X X X	X X X	X X X	3,193	3,430	5,034	5,179	5,099
18. 2001	X X X	X X X	X X X	X X X	X X X	X X X	3,919	4,621	4,455	4,680
19. 2002	X X X	X X X	X X X	X X X	X X X	X X X	X X X	4,419	3,764	3,578
20. 2003	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	5,834	5,714
21. 2004	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	5,671

SCHEDULE P-PART 2A POLICY YEAR PAID LOSS AND ALAE

Years in Which Policies Were Written	Cumulative Paid Losses and Allocated Expenses at Year End (\$000 omitted)										11	12
	1	2	3	4	5	6	7	8	9	10	Number of Claims Closed With Loss Payment	Number of Claims Closed Without Loss Payment
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004		
1. Prior												
2. 1985												
3. 1986												
4. 1987												
5. 1988	40	40	40	40	40	40	41	41	41	41	11	3
6. 1989	204	347	357	358	358	358	358	358	358	358	36	11
7. 1990	1,449	1,589	1,686	1,758	1,789	1,861	1,876	1,902	1,914	1,920	36	8
8. 1991	934	1,137	1,204	1,354	1,378	1,618	1,750	1,776	1,788	1,791	38	4
9. 1992	276	469	428	486	504	549	562	576	578	584	42	2
10. 1993	463	566	583	574	652	660	671	683	702	728	49	7
11. 1994	260	452	644	756	846	996	1,063	1,145	1,195	1,247	65	7
12. 1995	48	432	699	959	1,166	1,435	1,555	1,675	2,305	2,451	125	12
13. 1996	X X X	151	253	850	1,613	2,107	2,399	2,528	2,736	2,840	102	10
14. 1997	X X X	X X X	46	423	586	1,144	1,284	1,466	1,460	2,685	89	13
15. 1998	X X X	X X X	X X X	9	346	818	1,644	2,749	2,671	2,784	110	11
16. 1999	X X X	X X X	X X X	X X X	90	1,194	2,892	3,982	5,294	5,625	88	8
17. 2000	X X X	X X X	X X X	X X X	X X X	64	560	1,572	2,870	3,081	78	8
18. 2001	X X X	X X X	X X X	X X X	X X X	X X X	275	747	1,066	1,946	46	5
19. 2002	X X X	X X X	X X X	X X X	X X X	X X X	X X X	104	134	496	17	2
20. 2003	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	31	302	12	12
21. 2004	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	49	3	3

**SCHEDULE P-PART 2B
POLICY YEAR LOSS AND ALAE CASE BASIS RESERVES**

Years in Which Policies Were Written	Case Basis Losses and Allocated Expenses Reserves at Year End (\$000 omitted)									
	1	2	3	4	5	6	7	8	9	10
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
1. Prior										
2. 1985										
3. 1986										
4. 1987										
5. 1988										
6. 1989	24	60	39	7	7					
7. 1990	291	258	145	78	90	24	9	9	6	7
8. 1991	194	180	277	214	426	105	76	28	28	25
9. 1992	97	55	90	85	89	12	6			
10. 1993	104	106	85	95	74	38	37	28	62	36
11. 1994	71	193	182	119	134	122	114	127	65	38
12. 1995	84	257	514	596	624	481	465	340	185	67
13. 1996	X X X	152	596	1,628	1,264	1,000	857	767	668	698
14. 1997	X X X	X X X	150	600	905	501	658	1,228	1,514	523
15. 1998	X X X	X X X	X X X	119	871	1,211	1,184	832	708	602
16. 1999	X X X	X X X	X X X	X X X	636	1,463	2,203	1,680	1,328	1,517
17. 2000	X X X	X X X	X X X	X X X	X X X	538	1,058	1,783	720	841
18. 2001	X X X	X X X	X X X	X X X	X X X	X X X	169	1,168	1,636	1,308
19. 2002	X X X	X X X	X X X	X X X	X X X	X X X	X X X	51	542	752
20. 2003	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	997	1,646
21. 2004	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	90

**SCHEDULE P-PART 2C
POLICY YEAR BULK RESERVES ON KNOWN CLAIMS**

Years in Which Policies Were Written	Bulk Reserves on Known Claims at Year End (\$000 omitted) Loss and Allocated Loss Expense									
	1	2	3	4	5	6	7	8	9	10
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
1. Prior										
2. 1985										
3. 1986										
4. 1987										
5. 1988										
6. 1989					1					
7. 1990					9	5	1	1	1	1
8. 1991					43	20	12	3	3	3
9. 1992					9	2	1			
10. 1993					7	7	6	4	8	5
11. 1994					14	23	17	16	8	5
12. 1995					63	90	70	44	23	9
13. 1996	X X X				127	188	129	98	81	88
14. 1997	X X X	X X X			91	94	99	157	185	66
15. 1998	X X X	X X X	X X X		88	227	179	107	86	76
16. 1999	X X X	X X X	X X X	X X X	64	274	332	215	162	192
17. 2000	X X X	X X X	X X X	X X X	X X X	101	160	229	88	106
18. 2001	X X X	X X X	X X X	X X X	X X X	X X X	25	150	199	165
19. 2002	X X X	X X X	X X X	X X X	X X X	X X X	X X X	7	66	95
20. 2003	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	121	208
21. 2004	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	12

**SCHEDULE P-PART 2D
POLICY YEAR IBNR RESERVES**

Years in Which Policies Were Written	IBNR Reserves on Unreported Claims at Year End (\$000 omitted)									
	Loss and Allocated Loss Expense									
	1 1995	2 1996	3 1997	4 1998	5 1999	6 2000	7 2001	8 2002	9 2003	10 2004
1. Prior										
2. 1985										
3. 1986										
4. 1987										
5. 1988		8	10	7	6	6	6	2	3	2
6. 1989		13	51	39	15	18	18	8	7	10
7. 1990	190	48	221	217	80	105	115	52	47	62
8. 1991	183		267	158	31			14	11	49
9. 1992		278	107	134	102	137	139	61	50	41
10. 1993		371	208	234	210	176	165	80	47	52
11. 1994	70	615	408	388	279	228	194	94	96	93
12. 1995	2,121	537	599	657	437	267	135	151	150	177
13. 1996	X X X	2,124	1,217	1,233	1,067	606	317	210	203	133
14. 1997	X X X	X X X	1,489	1,515	748	671	375	322	312	273
15. 1998	X X X	X X X	X X X	1,510	1,428	1,331	917	754	714	491
16. 1999	X X X	X X X	X X X	X X X	2,687	2,058	1,698	933	1,108	554
17. 2000	X X X	X X X	X X X	X X X	X X X	2,490	1,653	1,451	1,501	1,071
18. 2001	X X X	X X X	X X X	X X X	X X X	X X X	3,450	2,556	1,553	1,261
19. 2002	X X X	X X X	X X X	X X X	X X X	X X X	X X X	4,257	3,022	2,235
20. 2003	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	4,685	3,558
21. 2004	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	5,520

**SCHEDULE P-PART 3
INCURRED LOSS AND ALAE BY YEAR OF FIRST REPORT**

Years in Which Claims Were First Reported	Losses and Allocated Expenses at Year End (\$000 omitted)									
	Incurred Loss and ALAE on Known Claims and Bulk Reserves on Known Claims									
	1	2	3	4	5	6	7	8	9	10
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
1. Prior	3,991	4,252	4,083	4,056	4,254	4,185	4,181	4,178	4,203	4,204
2. 1995	547	104	1,253	1,325	1,556	1,543	1,652	1,615	1,694	1,662
3. 1996	X X X	1,187	1,543	1,506	1,702	1,745	1,783	1,780	2,138	2,126
4. 1997	X X X	X X X	1,137	2,159	2,286	2,237	2,336	2,234	2,116	2,085
5. 1998	X X X	X X X	X X X	2,059	2,259	2,111	2,076	2,729	2,109	2,164
6. 1999	X X X	X X X	X X X	X X X	2,945	2,763	2,791	2,908	3,530	3,652
7. 2000	X X X	X X X	X X X	X X X	X X X	4,783	6,008	5,791	6,011	5,753
8. 2001	X X X	X X X	X X X	X X X	X X X	X X X	3,967	4,505	3,893	4,097
9. 2002	X X X	X X X	X X X	X X X	X X X	X X X	X X X	4,625	5,070	4,984
10. 2003	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	3,867	3,948
11. 2004	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	3,434

**SCHEDULE P-PART 3A
PAID LOSS AND ALAE BY YEAR OF FIRST REPORT**

Years in Which Claims Were First Reported	Cumulative Paid Losses and Allocated Expenses at Year End (\$000 omitted)										11 Number of Claims Closed With Loss Payment	12 Number of Claims Closed Without Loss Payment
	1	2	3	4	5	6	7	8	9	10		
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004		
1. Prior	3,389	3,874	3,869	3,878	3,861	4,133	4,155	4,180	4,184	4,185	140	29
2. 1995	284	609	930	1,085	1,234	1,372	1,535	1,571	1,670	1,638	66	12
3. 1996	X X X	699	920	1,162	1,312	1,481	1,539	1,530	2,003	2,082	108	8
4. 1997	X X X	X X X	218	1,038	1,411	1,521	1,765	1,782	1,879	1,910	75	7
5. 1998	X X X	X X X	X X X	401	856	1,511	1,457	1,556	1,193	1,980	84	7
6. 1999	X X X	X X X	X X X	X X X	690	1,597	1,942	2,248	2,603	2,904	95	9
7. 2000	X X X	X X X	X X X	X X X	X X X	1,226	3,314	4,299	5,023	4,882	110	14
8. 2001	X X X	X X X	X X X	X X X	X X X	X X X	1,220	3,040	3,233	3,347	98	12
9. 2002	X X X	X X X	X X X	X X X	X X X	X X X	X X X	1,095	2,500	3,852	91	5
10. 2003	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	853	1,324	52	5
11. 2004	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	824	28	3

**SCHEDULE P-PART 3B
LOSS AND ALAE CASE BASIS RESERVES
BY YEAR OF FIRST REPORT**

Years in Which Claims Were First Reported	Case Basis Losses and Allocated Expenses Reserves at Year End (\$000 omitted)									
	1	2	3	4	5	6	7	8	9	10
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
1. Prior	602	378	291	156	356	44	22	19	17	16
2. 1995	263	395	323	240	293	144	102	66	21	21
3. 1996	X X X	488	652	344	354	222	212	278	120	39
4. 1997	X X X	X X X	812	1,122	795	603	496	450	203	157
5. 1998	X X X	X X X	X X X	1,679	1,274	505	538	1,063	781	138
6. 1999	X X X	X X X	X X X	X X X	2,048	982	738	671	836	677
7. 2000	X X X	X X X	X X X	X X X	X X X	2,995	2,341	1,958	855	751
8. 2001	X X X	X X X	X X X	X X X	X X X	X X X	2,387	2,454	505	626
9. 2002	X X X	X X X	X X X	X X X	X X X	X X X	X X X	1,081	2,339	964
10. 2003	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	2,782	2,336
11. 2004	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	2,425

**SCHEDULE P-PART 3C
BULK RESERVES ON KNOWN CLAIMS
BY YEAR OF FIRST REPORT**

Years in Which Claims Were First Reported	Bulk Reserves on Known Claims at Year End (\$000 omitted)									
	Loss and Allocated Loss Expense									
	1	2	3	4	5	6	7	8	9	10
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
1. Prior					37	8	3	1	2	3
2. 1995					29	27	16	5	3	3
3. 1996	X X X				36	42	32	28	15	5
4. 1997	X X X	X X X			80	113	75	51	34	18
5. 1998	X X X	X X X	X X X		128	95	81	108	135	46
6. 1999	X X X	X X X	X X X	X X X	206	184	111	99	91	71
7. 2000	X X X	X X X	X X X	X X X	X X X	562	353	170	133	120
8. 2001	X X X	X X X	X X X	X X X	X X X	X X X	360	165	155	124
9. 2002	X X X	X X X	X X X	X X X	X X X	X X X	X X X	404	231	168
10. 2003	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	232	288
11. 2004	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	185

SCHEDULE P INTERROGATORIES

- 1.1 Title insurance losses should include all losses on any transaction for which a title insurance premium, rate or charge was made or contemplated. Escrow losses for which the company is contractually obligated should be included. Losses arising from defalcations for which the reporting entity is contractually obligated should be included. Are the title insurance losses reported in Schedule P defined in conformance with the above definition? Yes No
- 1.2 If not, describe the types of losses reported.
- 1.3 If the types or basis of reporting has changed over time, please explain the nature of such changes.
- 2.1 Are paid loss and allocated loss adjustment expenses reduced on account of salvage or subrogation in accordance with the instructions? Yes No
- 2.2 If not, describe the basis of reporting.
- 2.3 If the basis of reporting has changed over time, please explain the nature of such changes.
- 3.1 Are sales of salvage at prices different from their book value recorded in accordance with the instructions? Yes No
- 3.2 If not, describe the basis of reporting.
- 3.3 If the basis of reporting has changed over time, please explain the nature of such changes.
- 4.1 Are the case basis reserves reported gross of anticipated salvage and subrogation in accordance with the instructions? Yes No
- 4.2 If not, please explain.
- 4.3 If the basis of reporting has changed over time, please explain the nature of such changes.
- 5.1 Do any of the reserves reported in Schedule P contain a provision for reserve discount, contingency margin, or any other element not providing for an estimation of ultimate liability? Yes No
- 5.2 If so, please explain.
- 6.1 Does the company IBNR reserves in Schedule P reconcile to the IBNR reserves prepared on a GAAP basis? Yes No
- 6.2 If not, please explain.
- 7.1 Are allocated loss adjustment expenses recorded in accordance with the instructions? Yes No
- 7.2 If not, please explain which items are not in conformity.
- 7.3 If the basis of reporting has changed over time, please explain the nature of such changes.
- 8.1 The unallocated loss adjustment expenses paid during the most recent calendar year should be distributed to the various policy years in which the policy was issued as follows: (1) 10% to the most recent policy year, (2) 20% to the next most recent policy year, (3) 10% to the succeeding policy year, (4) 5% to each of the next two succeeding policy years, and (5) the balance to all policy years, including the most recent policy year, in proportion to the amount of loss payments paid for each policy year during the most recent calendar year. Are they so reported? Yes No
- 8.2 If estimates were used prior to 1996, please explain the basis of such estimates.
9. Indicate the basis of determining claim counts:
- 9.1 Are policies having multiple claims shown in Schedule P as a single claim? Yes No
- 9.2 Are claims closed without payment removed from the claim count? Yes No
- 9.3 If the definition of claim count has changed over time, please explain the nature of such changes.
- 10.1 Have there been any portfolio reinsurance transfers or other accounting conventions that have caused a mismatch of premiums, other income, loss or ALAE? Yes No
- 10.2 If so, please explain.
- 11.1 Have there been any excess of loss or stop loss reinsurance treaties or other accounting conventions that have caused a mismatch of premiums, other income, loss or ALAE? Yes No
- 11.2 If so, please explain.
- 12.1 Have there been any major mergers or acquisitions, either with respect to an insurer or an agent, that had a material impact on operations or claims development? Yes No
- 12.2 If so, please explain. New Direct Operation
- 13.1 Were any estimates or allocations used to complete this data request? Yes No
- 13.2 If so, please explain the nature of the estimate or allocation, the assumptions made and the data used to support your assumptions.
14. Are there any especially significant events, coverage, retention or accounting changes which have occurred which must be considered when making an analysis of the information provided? Yes No

SCHEDULE T - EXHIBIT OF PREMIUMS WRITTEN
Allocated by States and Territories

States, Etc.	1 Is Insurer Licensed ? (Yes or No)	2 Premium Rate (b)	Direct Premiums Written			6 Other Income	7 Direct Premiums Earned	8 Direct Losses Paid	9 Direct Losses Incurred	10 Direct Losses Unpaid	
			3 Direct Operations	Agency Operations							
				4 Non-affiliated Agencies	5 Affiliated Agencies						
1. Alabama	AL	NO									
2. Alaska	AK	NO									
3. Arizona	AZ	NO									
4. Arkansas	AR	NO									
5. California	CA	YES	A1						12,377		
6. Colorado	CO	NO									
7. Connecticut	CT	NO									
8. Delaware	DE	NO									
9. Dist. Columbia	DC	NO									
10. Florida	FL	NO									
11. Georgia	GA	NO									
12. Hawaii	HI	NO									
13. Idaho	ID	NO									
14. Illinois	IL	NO									
15. Indiana	IN	NO									
16. Iowa	IA	NO									
17. Kansas	KS	NO									
18. Kentucky	KY	NO									
19. Louisiana	LA	NO									
20. Maine	ME	NO									
21. Maryland	MD	NO									
22. Massachusetts	MA	NO									
23. Michigan	MI	NO									
24. Minnesota	MN	NO									
25. Mississippi	MS	NO									
26. Missouri	MO	NO									
27. Montana	MT	NO									
28. Nebraska	NE	NO									
29. Nevada	NV	NO									
30. New Hampshire	NH	NO									
31. New Jersey	NJ	NO									
32. New Mexico	NM	NO									
33. New York	NY	YES	A1	28,378,108	115,127,322	2,430,267	7,507,093	142,721,726	3,784,660	4,208,768	9,168,898
34. No. Carolina	NC	NO									
35. No. Dakota	ND	NO									
36. Ohio	OH	NO									
37. Oklahoma	OK	NO									
38. Oregon	OR	NO									
39. Pennsylvania	PA	NO									
40. Rhode Island	RI	NO									
41. So. Carolina	SC	NO									
42. So. Dakota	SD	NO									
43. Tennessee	TN	NO									
44. Texas	TX	NO									
45. Utah	UT	NO									
46. Vermont	VT	NO									
47. Virginia	VA	NO									
48. Washington	WA	NO									
49. West Virginia	WV	NO									
50. Wisconsin	WI	NO									
51. Wyoming	WY	NO									
52. American Samoa	AS	NO									
53. Guam	GU	NO									
54. Puerto Rico	PR	NO									
55. U.S. Virgin Is.	VI	NO									
56. Canada	CN	NO									
57. Aggregate Other Alien	OT	X X X									
58. Totals	(a) 2	X X X		28,378,108	115,127,322	2,430,267	7,507,093	142,721,726	3,784,660	4,208,768	9,181,275

DETAILS OF WRITE-INS										
5701.	X X X									
5702.	X X X									
5703.	X X X									
5798. Summary of remaining write-ins for Line 57 from overflow page	X X X									
5799. Totals (Lines 5701 through 5703 plus 5798) (Line 57 above)	X X X									

(a) Insert the number of yes responses except for Canada and Other Alien.

(b) Insert "A" if gross all-inclusive rate; "R" if gross risk rate; "O" if other and indicate rate type utilized:

SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP
PART 1 - ORGANIZATIONAL CHART

		00000	DE	74-1677330	Stewart Information Services Corp-SISCO
0340	STEWART	50121	TX	74-0924290	Stewart Title Guaranty Co.-STG (SISCO)
0340	STEWART	50156	IL	34-0805709	National Land Title Insurance Co.(STG)
0340	STEWART	50725	AR	71-0560086	Arkansas Title Insurance Company (STG)
0340	STEWART	50035	FL	65-0685696	Alliance Title of America(SISCO-86%)(STG-14%)
		32336	VT	03-0311175	Title Reinsurance Company (STG)
0340	STEWART	51420	NY	76-0233294	Stewart Title Insurance Company (STG)
		00000	UK	AA-1124112	Stewart Title Limited - UK (STG)
0340	STEWART	50036	OR	91-1800766	Stewart Title Insurance Co of Oregon (STG)
		00000	MX	AA-2734105	Stewart Title Guaranty De Mexico S.A.(STG)
		00000	TX	74-0923770	Stewart Title Company Galveston TX - STC
		00000	TX	74-2327609	Stewart Title of Austin (STC)
		00000	TX	74-2783918	Stewart Title Corpus Christi Inc. (STC)
		00000	TX	75-2258899	Stewart Title Dallas Inc. (STC)
		00000	OK	73-1093494	Stewart Abstract of Oklahoma (STC)
		00000	FL	59-1285458	Stewart Title of Jacksonville Inc. (STC)
		00000	NM	85-0446018	Stewart Title LLC (STC)
		00000	NM	85-0432768	Santa Fe Abstract (STC)
		00000	AR	71-0798379	Stewart Title of Arkansas (STC)
		00000	CA	95-4607898	Stewart Title of California (STC)
		00000	AZ	86-0223200	Stewart Title & Trust of Phoenix (STC)
		00000	MO	43-1622646	Stewart Title Inc. (STC)
		00000	TX	76-0450977	Stewart Mortgage Information Co. (STC)
		00000	TX	74-1959294	Landata Inc. (STC)
		00000	BZ	52-2028987	Landata of Belize (STC)
		00000	DE	74-2803466	Landata Group Inc. (STC)
		00000	FL	59-3667114	Southern Title Holding (STC)
		00000	CA	68-0166273	OnLine Documents Inc. (STC)
		00000	WA	91-1202822	Stewart Title of Washington (STC)
		00000	TX	74-2082261	Landata Technologies Inc. (STC)
		00000	CA	57-1140281	GlobeExplorer (STC)
		00000	MT	81-0529591	Stewart Title of Montana (STC)
		00000	CA	94-1311451	California Land Title of Marin (STC)
		00000	AR	71-0858758	Ultima Corp (STC)
		00000	TN	62-0947657	First Data Systems (STC)
		00000	TX	74-2334790	REI Data (STC)
		00000	TX	65-1223112	Stewart Realty Solutions (STC)

SUPPLEMENTAL EXHIBITS AND SCHEDULES INTERROGATORIES

The following supplemental reports are required to be filed as part of your annual statement filing. However, in the event that your company does not transact the type of business for which the special report must be filed, your response of **NO** to the specific interrogatory will be accepted in lieu of filing a "NONE" report and a bar code will be printed below. If the supplement is required of your company but is not being filed for whatever reason enter **SEE EXPLANATION** and provide an explanation following the interrogatory questions.

	<u>Response</u>
MARCH FILING	
1. Will Schedule SIS (Stockholder Information Supplement) be filed with the state of domicile by March 1?	NO
2. Will the Supplemental Compensation Exhibit be filed with the state of domicile by March 1?	YES
3. Will an actuarial opinion be filed by March 1?	YES
APRIL FILING	
4. Will Management's Discussion and Analysis be filed by April 1?	YES
5. Will the Supplemental Schedule of Business Written by Agency be filed by April 1?	YES
6. Will the Investment Risks Interrogatories be filed by April 1?	YES
JUNE FILING	
7. Will an audited financial report be filed by June 1?	YES

Explanation:

Bar code:



5142020044200000

OVERFLOW PAGE FOR WRITE-INS

OVERFLOW PAGE FOR WRITE-INS

**Page 2 - Continuation
ASSETS**

	Current Year			Prior Year
	1 Assets	2 Nonadmitted Assets	3 Net Admitted Assets (Cols. 1 - 2)	4 Net Admitted Assets

REMAINING WRITE-INS AGGREGATED AT LINE 9 FOR INVESTED ASSETS

0904.				
0905.				
0906.				
0907.				
0908.				
0909.				
0910.				
0911.				
0912.				
0913.				
0914.				
0915.				
0916.				
0917.				
0918.				
0919.				
0920.				
0921.				
0922.				
0923.				
0924.				
0925.				
0997. Totals (Lines 0904 through 0925) (Page 2, Line 0998)				

REMAINING WRITE-INS AGGREGATED AT LINE 23 FOR OTHER THAN INVESTED ASSETS

2304. Accounts Receivable	47,839	3,454	44,385	9,665
2305. Note Receivable	248,130	248,130		
2306. Prepays	431,593	431,593		
2307.				
2308.				
2309.				
2310.				
2311.				
2312.				
2313.				
2314.				
2315.				
2316.				
2317.				
2318.				
2319.				
2320.				
2321.				
2322.				
2323.				
2324.				
2325.				
2397. Totals (Lines 2304 through 2325) (Page 2, Line 2398)	727,562	683,177	44,385	9,665

OVERFLOW PAGE FOR WRITE-INS

**Page 9 - Continuation
OPERATIONS AND INVESTMENT EXHIBIT
PART 3 - EXPENSES**

	Title and Escrow Operating Expenses				5 Unallocated Loss Adjustment Expenses	6 Other Operations	7 Investment Expenses	Totals	
	1 Direct Operations	Agency Operations		4 Total (Cols. 1 + 2 + 3)				8 Current Year (Cols. 4 + 5 + 6 + 7)	9 Prior Year
		2 Non-affiliated Agency Operations	3 Affiliated Agency Operations						
REMAINING WRITE-INS AGGREGATED AT LINE 23 FOR MISCELLANEOUS EXPENSES									
2304. Investment Expenses							77,655	77,655	
2305.									
2306.									
2307.									
2308.									
2309.									
2310.									
2311.									
2312.									
2313.									
2314.									
2315.									
2316.									
2317.									
2318.									
2319.									
2320.									
2321.									
2322.									
2323.									
2324.									
2325.									
2397. Totals (Lines 2304 through 2325) (Page 9, Line 2398)							77,655	77,655	

5 9 . 1

OVERFLOW PAGE FOR WRITE-INS

**Page 12 - Continuation
EXHIBIT OF NONADMITTED ASSETS**

	1	2	3
	Current Year Total Nonadmitted Assets	Prior Year Total Nonadmitted Assets	Change in Total Non-admitted Assets (Col. 2 - Col. 1)

REMAINING WRITE-INS AGGREGATED AT LINE 09 FOR INVESTED ASSETS

0904.			
0905.			
0906.			
0907.			
0908.			
0909.			
0910.			
0911.			
0912.			
0913.			
0914.			
0915.			
0916.			
0917.			
0918.			
0919.			
0920.			
0921.			
0922.			
0923.			
0924.			
0925.			
0997. Totals (Lines 0904 through 0925) (Page 12, Line 0998)			

REMAINING WRITE-INS AGGREGATED AT LINE 23 FOR OTHER THAN INVESTED ASSETS

2304. Accounts Receivable	3,454	3,453	(1)
2305.			
2306.			
2307.			
2308.			
2309.			
2310.			
2311.			
2312.			
2313.			
2314.			
2315.			
2316.			
2317.			
2318.			
2319.			
2320.			
2321.			
2322.			
2323.			
2324.			
2325.			
2397. Totals (Lines 2304 through 2325) (Page 12, Line 2398)	3,454	3,453	(1)

NONE **Schedule A - Part 1**

NONE **Schedule A - Part 2**

NONE **Schedule A - Part 3**

NONE **Schedule B - Part 1**

NONE **Schedule B - Part 2**

SCHEDULE D - PART 1

Showing All Long-Term BONDS Owned December 31 of Current Year

1 CUSIP Identifi- cation	2 Description	Codes			6 NAIC Design- ation	7 Actual Cost	Fair Value		10 Par Value	11 Book/ Adjusted Carrying Value	Change in Book/Adjusted Carrying Value				Interest					Dates	
		3 *	4 F o r e i g n	5 Bond CHAR			8 Rate Used To Obtain Fair Value	9 Fair Value			12 Unrealized Valuation Increase/ (Decrease)	13 Current Year's (Amort- ization)/ Accretion	14 Current Year's Other Than Temporary Impairment Recognized	15 Total Foreign Exchange Change in B./A.C.V.	16 Rate of	17 Effective Rate of	18 How Paid	19 Admitted Amount Due & Accrued	20 Gross Amt. Rec. During Year	21 Acquired	22 Maturity
3133X1-BV-8	FEDERAL HOME LOAN BANK				1FE	880,546	100.69	901,153	895,000	881,296		679			4.500	4.773	MS	11,747	31,991	07/30/2004	09/16/2013
3128X0-L3-1	Federal Home Loan Mortgage Corp				1FE	747,000	99.28	744,609	750,000	747,648		648			3.250	3.384	FA	8,531	24,375	01/26/2004	02/25/2008
31359M-PZ-0	FEDERAL NATIL MTG ASSN				1FE	546,290	99.44	546,906	550,000	547,155		699			3.250	3.470	MN	2,284	13,000	07/08/2004	11/15/2007
912827-T8-5	United States Treasury Note				1FE	263,125	101.46	253,653	250,000	250,818		(2,107)			6.500	5.682	MN	2,076	16,250	01/26/1998	05/15/2005
0199999	Subtotal - Issuer Obligations					2,436,961	X X X	2,446,321	2,445,000	2,426,917		(81)			X X X	X X X	X X X	24,638	85,616	X X X	X X X
0399999	Subtotals - U.S. Governments					2,436,961	X X X	2,446,321	2,445,000	2,426,917		(81)			X X X	X X X	X X X	24,638	85,616	X X X	X X X
052429-Y3-5	Austin TX GO				1FE	642,876	105.47	632,814	600,000	631,152		(8,195)			4.100	2.591	FA	10,250	24,600	07/23/2003	08/01/2008
145628-HN-6	Carrollton TX Sch Dist				1FE	753,109	107.72	754,019	700,000	740,279		(6,301)			5.000	3.889	FA	13,222	35,000	12/03/2002	02/15/2012
186167-CV-2	Cleveland Hill NY Un Free Sch Dist				1FE	253,883	102.12	255,295	250,000	253,016		(390)			3.500	3.327	AO	1,847	8,750	09/25/2002	10/15/2011
414004-QS-3	Harris County Tex				1FE	196,560	113.22	186,805	165,000	193,829		(2,730)			5.375	2.832	FA	3,350	4,434	03/08/2004	08/15/2012
435398-DL-3	Holley NY Cent Sch Dist				1FE	153,387	103.19	154,789	150,000	152,592		(355)			3.600	3.328	JD	240	5,400	09/18/2002	06/15/2011
452150-W7-6	Illinois ST First Ser G.O				1FE	446,484	107.58	430,328	400,000	424,619		(9,030)			5.500	3.029	FA	9,167	22,000	07/10/2002	08/01/2007
547160-HG-9	Lovejoy Indpt Sch Dist Tex				1FE	555,860	109.57	547,860	500,000	554,539		(1,321)			5.000	3.298	FA	7,361		09/22/2004	02/15/2012
56052A-DQ-6	Maine State G.O.				1FE	347,424	104.41	365,449	350,000	349,190		306			4.250	4.398	JD	661	14,875	07/10/1998	06/15/2007
564385-ZT-2	Mansfield Tex Indpt Sch Dist				1FE	438,064	111.85	436,203	390,000	427,697		(5,388)			5.500	3.755	FA	8,103	21,450	01/16/2003	02/15/2013
575827-EB-2	Massachusetts State G.O.				1FE	808,178	106.49	798,660	750,000	762,922		(6,565)			6.000	5.068	MN	7,500	45,000	11/18/1996	11/01/2006
602245-JZ-6	Milwaukee County Wis Bonds				1FE	547,885	107.15	535,755	500,000	526,136		(8,981)			5.000	3.029	AO	6,250	25,000	07/10/2002	10/01/2007
64966B-SA-2	New York NY G.O				1FE	499,625	101.27	506,370	500,000	499,847		93			3.100	3.144	FA	6,458	15,500	07/18/2002	08/01/2006
649787-MH-8	New York State G.O.				1FE	516,275	103.72	518,585	500,000	503,949		(2,192)			4.500	4.057	MS	6,625	22,500	01/27/1999	09/15/2006
650366-2K-2	Newark New Jersey G.O.				1FE	253,530	103.09	257,718	250,000	250,747		(399)			5.100	4.980	AO	3,188	12,750	12/02/1996	10/01/2006
763261-KN-3	Richardson Tex Indpt Sch Dist				1FE	1,098,050	110.51	1,105,090	1,000,000	1,094,025		(4,025)			5.000	3.685	FA	33,333		08/04/2004	02/15/2013
763261-JC-9	RICHARDSON TX ISD				1FE	576,512	104.98	582,661	555,000	574,330		(2,182)			4.000	3.118	FA	8,387	11,100	07/01/2004	02/15/2009
779222-XB-9	Round Rock Tex				1FE	604,346	110.24	606,298	550,000	602,183		(2,163)			5.000	3.739	FA	12,681		07/28/2004	08/15/2013
796237-AJ-4	San Antonio Tex				1FE	11,573	111.03	11,103	10,000	11,401		(172)			5.000	2.519	FA	208	250	03/08/2004	02/01/2011
796237-AY-1	San Antonio Tex				1FE	509,203	109.86	483,384	440,000	501,641		(7,562)			5.000	2.068	FA	9,167	11,000	11/04/2003	08/01/2007
796236-7S-0	San Antonio Tex				1FE	1,088,888	106.34	1,047,479	985,000	1,057,571		(27,074)			5.000	2.068	FA	20,521	49,250	11/04/2003	08/01/2007
796236-7G-6	San Antonio Tex				1FE	16,582	106.58	15,986	15,000	16,105		(412)			5.000	2.068	FA	312	750	11/04/2003	08/01/2007
848304-FB-2	Spencerport NY Cent Sch Dist G.O				1FE	708,757	104.27	729,911	700,000	706,886		(919)			4.125	3.990	JD	1,283	28,875	12/03/2002	06/15/2012
850000-YH-7	SPRING TEX INDPT SCH DIST				1FE	273,760	108.85	272,122	250,000	273,430		(330)			5.000	2.605	FA	8,889		12/09/2004	02/15/2009
882720-R3-1	Texas State				1FE	563,240	109.79	548,945	500,000	552,061		(10,152)			5.000	2.670	AO	6,250	25,000	11/24/2003	10/01/2009
882720-KP-9	TEXAS STATE G.O				1FE	584,843	104.61	575,344	550,000	578,120		(6,722)			5.000	2.023	AO	6,875	13,750	07/27/2004	10/01/2006
89438V-RW-8	Travis County Texas				1FE	778,442	110.16	771,099	700,000	767,855		(9,785)			5.000	3.279	MS	11,667	48,222	12/01/2003	03/01/2011
93974A-FU-3	Washington ST G.O				1FE	544,735	107.40	536,980	500,000	525,484		(7,969)			5.000	3.230	JJ	12,500	25,000	07/11/2002	01/01/2008
1899999	Subtotal - Issuer Obligations					13,772,071	X X X	13,667,052	12,760,000	13,531,606		(130,915)			X X X	X X X	X X X	216,295	470,456	X X X	X X X
2499999	Subtotals - Political Subdivisions of States, Territories and Possessions					13,772,071	X X X	13,667,052	12,760,000	13,531,606		(130,915)			X X X	X X X	X X X	216,295	470,456	X X X	X X X
052414-BN-8	Austin Tex Elec Util Rev				1FE	777,641	111.00	749,216	675,000	761,712		(15,929)			5.250	2.453	MN	4,528	35,438	01/15/2004	11/15/2009
238253-LY-2	Dauphin County PA				1FE	500,000	102.83	514,140	500,000	500,000					4.000	4.040	FA	8,333	20,000	03/12/1999	08/01/2006

8 0 0 7

Annual Statement for the year 2004 of the Stewart Title Insurance Company

SCHEDULE D - PART 1

Showing All Long-Term BONDS Owned December 31 of Current Year

1	2	Codes			6	7	Fair Value		10	11	Change in Book/Adjusted Carrying Value				Interest					Dates	
		3	4	5			8	9			12	13	14	15	16	17	18	19	20	21	22
CUSIP Identifi- cation	Description	*	F o r e i g n	Bond CHAR	NAIC Desig- nation	Actual Cost	Rate Used To Obtain Fair Value	Fair Value	Par Value	Book/ Adjusted Carrying Value	Unrealized Valuation Increase/ (Decrease)	Current Year's (Amort- ization)/ Accretion	Current Year's Other Than Temporary Impairment Recognized	Total Foreign Exchange Change in B./A.C.V.	Rate of	Effective Rate of	How Paid	Admitted Amount Due & Accrued	Gross Amt. Rec. During Year	Acquired	Maturity
249015-TG-3	Denton Tex Util Sys Rev				1FE	795,894	113.57	783,599	690,000	774,451		(12,712)			5.625	3.357	JD	3,234	38,813	04/16/2003	12/01/2010
348430-MY-2	Fort Pierce Fla Util Auth				1FE	773,430	110.13	770,903	700,000	770,667		(2,763)			5.000	3.676	AO	8,750	17,500	08/05/2004	10/01/2014
42605M-AH-5	Henrico Cnty VA Indl Dev Auth				1FE	252,070	101.19	252,962	250,000	250,122		(283)			4.950	4.889	JD	1,031	12,375	11/28/1996	06/01/2005
469359-CE-1	Jacksonville Fla Cap Impt Rev				1FE	253,935	102.23	255,562	250,000	252,746		(530)			3.250	3.023	AO	2,031	8,125	09/18/2002	10/01/2009
491513-G2-7	Kentucky State Property				1FE	499,970	104.63	523,170	500,000	499,992		3			5.300	5.371	MN	4,417	26,500	12/03/1995	05/01/2007
495289-DY-3	King County Washington Revenue				1FE	544,735	107.28	536,380	500,000	525,484		(7,969)			5.000	3.230	JJ	12,500	25,000	07/11/2002	01/01/2008
54811B-AL-5	Lower Colo Reiv Auth Tex				1FE	578,065	111.59	557,945	500,000	570,066		(7,999)			5.375	3.250	MN	3,434	26,875	01/14/2004	05/15/2014
54811B-AH-4	Lower Colo Riv Auth Tex				1FE	548,045	111.59	557,940	500,000	540,734		(5,551)			5.250	3.835	MN	3,354	26,250	09/04/2003	05/15/2011
60534P-FS-7	Mississippi Dev Bk Spl Oblig Issue				1FE	350,023	102.91	349,891	340,000	347,429		(1,178)			3.625	3.226	MS	4,108	12,325	10/02/2002	09/01/2010
626190-J5-2	Municipal Assistance Corp				1FE	745,770	204.03	780,240	750,000	749,195		505			4.875	5.011	JJ	18,281	36,563	01/03/1997	07/01/2006
646046-JU-7	New Jersey State Certificates Par				1FE	399,500	105.22	420,896	400,000	399,842		60			4.500	4.568	JD	800	18,000	07/30/1998	06/15/2007
709221-JL-0	Penn State Turnpike Common Oil				1FE	275,000	107.59	295,870	275,000	275,000					4.500	4.551	JD	1,031	12,375	08/10/1998	12/01/2008
709221-KE-4	Penn State Turnpike Common Oil				1FE	125,000	107.08	133,855	125,000	125,000					4.500	4.551	JD	469	65,625	08/10/1998	12/01/2008
790407-CE-8	ST Johns County Fla Sales Tax Rev				1FE	429,484	101.20	430,079	425,000	428,333		(522)			3.250	3.124	AO	3,453	13,813	10/01/2002	10/01/2010
882762-BR-7	TEXAS ST TPK AUTH				1FE	334,221	105.94	317,832	300,000	320,694		(8,267)			5.000	2.070	JD	1,250	15,000	05/08/2003	06/01/2007
914301-YD-2	University Houston Tex Univ Revs				1FE	741,462	110.51	718,302	650,000	731,839		(9,622)			5.000	3.045	FA	12,278	22,931	01/20/2004	02/15/2012
92812T-KH-3	Virginia State Housing Dev Auth				1FE	400,000	100.21	400,828	400,000	400,000					4.700	4.755	JJ	9,400	18,800	08/10/1998	07/01/2007
2599999	Subtotal - Issuer Obligations					9,324,245	X X X	9,349,610	8,730,000	9,223,306		(72,757)			X X X	X X X	X X X	102,682	452,308	X X X	X X X
3199999	Subtotals - Special Revenue					9,324,245	X X X	9,349,610	8,730,000	9,223,306		(72,757)			X X X	X X X	X X X	102,682	452,308	X X X	X X X
048825-BJ-1	Atlantic Richfield Co				1FE	648,768	108.20	649,200	600,000	644,879		(3,889)			5.900	4.026	AO	7,473	17,700	08/04/2004	04/15/2009
060505-AG-9	Bank of America Corporation				1FE	574,265	116.23	581,150	500,000	570,166		(4,099)			7.400	4.759	JJ	17,061		08/03/2004	01/15/2011
06423A-AN-3	BANK ONE CORP				1FE	604,500	107.22	643,320	600,000	602,546		(621)			6.000	5.953	FA	15,000	36,000	08/23/2001	08/01/2008
073902-BS-6	Bear Stearns Co. Inc.				1FE	506,525	100.36	501,780	500,000	500,143		(1,628)			7.625	7.412	FA	15,885	38,125	09/11/2000	02/01/2005
133131-AL-6	Camden Property Trust				2FE	1,226,088	101.47	1,217,640	1,200,000	1,224,152		(1,936)			5.375	5.157	JD	2,867	66,471	01/27/2004	12/15/2013
14911Q-EE-7	Caterpillar Financial Corp				1FE	1,000,000	103.95	1,039,521	1,000,000	1,000,000					6.000	6.136	JAJO	12,667	60,000	07/18/2001	07/15/2009
16161A-BU-1	Chase Manhattan Corp.				1FE	1,110,000	107.29	1,190,919	1,110,000	1,110,000					6.000	6.090	FA	25,160	66,600	07/24/2001	02/15/2009
125581-AD-0	CIT GROUP INC.				1FE	1,155,519	104.86	1,147,167	1,094,000	1,137,440		(13,827)			5.500	4.088	MN	5,181	60,170	10/27/2003	11/30/2007
191219-BJ-2	Coca Cola Enterprises Inc.				1FE	219,300	110.00	236,500	215,000	218,235		(390)			6.125	5.933	FA	4,975	13,169	02/13/2002	08/15/2011
201615-DT-5	Commercial Credit Co Nt				1FE	768,750	107.11	803,325	750,000	760,174		(3,025)			6.250	5.834	JJ	23,438	46,875	01/02/2002	01/01/2008
22541L-AB-9	Credit Suisse FB USA				1FE	511,250	109.40	547,000	500,000	508,397		(968)			6.125	5.910	MN	3,913	30,625	11/07/2001	11/15/2011
22541L-AF-0	Credit Suisse First Boston USA				1FE	790,223	102.56	769,200	750,000	781,160		(9,062)			4.625	3.205	JJ	15,995	17,344	01/22/2004	01/15/2008
23383F-AA-3	Daimler-Benz North America				2FE	1,004,820	106.24	1,062,400	1,000,000	1,001,610		(855)			7.375	7.405	MS	21,715	73,750	10/24/2000	09/15/2006
25468P-BU-9	Disney Walt Co.				2FE	1,031,398	103.78	1,037,800	1,000,000	1,013,161		(6,144)			5.500	4.858	JD	306	55,000	11/08/2001	12/29/2006
337358-AS-4	First Union Corp				1FE	498,030	101.92	509,624	500,000	499,859		249			6.625	6.791	JJ	15,274	33,125	10/31/1995	07/15/2005
345397-NJ-8	Ford Motor Credit				2FE	495,720	102.44	512,222	500,000	499,468		534			6.250	6.470	JD	1,997	31,250	12/04/1995	12/08/2005
345397-NK-5	Ford Motor Credit				2FE	196,446	102.44	204,880	200,000	199,529		433			6.125	6.468	JJ	5,853	12,250	01/02/1996	01/09/2006
36962G-XS-8	General Elec Cap Corp				1FE	1,529,107	108.18	1,541,565	1,425,000	1,515,452		(8,511)			5.875	4.871	FA	31,627	69,031	07/26/2004	02/15/2012
38141G-AZ-7	Goldman Sachs Gr Inc				1FE	516,250	113.18	565,900	500,000	511,602		(1,530)			6.875	6.508	JJ	15,851	34,375	09/20/2001	01/15/2011
441812-GH-1	Household Finance Corp				1FE	1,554,920	105.77	1,586,550	1,500,000	1,528,286		(17,746)			7.200	6.039	JJ	49,800	108,000	04/22/2003	07/15/2006
459200-AQ-4	IBM CORP				1FE	996,940	107.42	1,074,200	1,000,000	999,026		336			6.450	6.597	FA	26,875	64,500	07/27/1997	08/01/2007
459745-EZ-4	INTL LEASE FINANCE CORP				1FE	876,768	108.66	869,280	800,000	873,698		(3,070)			6.375	4.015	MS	15,017		10/22/2004	03/15/2009

SCHEDULE D - PART 1

Showing All Long-Term BONDS Owned December 31 of Current Year

1 CUSIP Identifi- cation	2 Description	Codes			6 NAIC Desig- nation	7 Actual Cost	Fair Value		10 Par Value	11 Book/ Adjusted Carrying Value	Change in Book/Adjusted Carrying Value				Interest					Dates	
		3 *	4 F o r e i g n	5 Bond CHAR			8 Rate Used To Obtain Fair Value	9 Fair Value			12 Unrealized Valuation Increase/ (Decrease)	13 Current Year's (Amort- ization)/ Accretion	14 Current Year's Other Than Temporary Impairment Recognized	15 Total Foreign Exchange Change in B./A.C.V.	16 Rate of	17 Effective Rate of	18 How Paid	19 Admitted Amount Due & Accrued	20 Gross Amt. Rec. During Year	21 Acquired	22 Maturity
590188-JP-4	Merrill Lynch & Co. Inc.				1FE	995,000	107.50	1,075,000	1,000,000	997,009		620			6.000	6.176	FA	22,333	60,000	07/18/2001	02/17/2009
59156R-AD-0	METLIFE INC				1FE	411,310	104.31	417,240	400,000	412,023		(1,164)			5.375	5.044	JD	956	14,781	08/03/2004	12/15/2012
669383-DK-4	Norwest Financial Inc				1FE	632,236	111.90	615,450	550,000	617,524		(13,359)			6.850	3.912	JJ	17,372	37,675	11/24/2003	07/15/2009
693476-AR-4	PNC FUNDING CORP				1FE	524,345	103.64	518,200	500,000	519,277		(5,068)			5.750	3.260	FA	11,979	14,375	07/26/2004	08/01/2006
902905-AK-4	USX CORPORATION				2FE	829,350	127.88	799,250	625,000	812,279		(17,071)			9.375	4.474	FA	22,135	29,297	03/22/2004	02/15/2012
925524-AJ-9	VIACOM INC				1FE	816,436	116.78	817,460	700,000	806,163		(10,273)			7.700	4.643	JJ	22,608	26,950	07/07/2004	07/30/2010
931142-AT-0	Wal-Mart Stores Inc.				1FE	961,809	102.27	971,598	950,000	956,888		(8,665)			5.875	5.022	AO	11,783	55,813	05/01/2003	10/15/2005
949748-AF-4	Wells Fargo Bk NA				1FE	551,100	111.58	557,900	500,000	548,317		(2,783)			6.450	4.664	FA	13,438		08/04/2004	02/01/2011
3999999	Subtotal - Issuer Obligations					23,537,173	X X X	24,063,241	22,469,000	23,368,463		(133,512)			X X X	X X X	X X X	456,534	1,173,251	X X X	X X X
4599999	Subtotals - Industrial and Miscellaneous (Unaffiliated)					23,537,173	X X X	24,063,241	22,469,000	23,368,463		(133,512)			X X X	X X X	X X X	456,534	1,173,251	X X X	X X X
5499999	Total Bonds - Issuer Obligations					49,070,450	X X X	49,526,224	46,404,000	48,550,292		(337,265)			X X X	X X X	X X X	800,149	2,181,631	X X X	X X X
6099999	Total Bonds					49,070,450	X X X	49,526,224	46,404,000	48,550,292		(337,265)			X X X	X X X	X X X	800,149	2,181,631	X X X	X X X

E O B . 2

NONE **Schedule D - Part 2 - Section 1**

NONE **Schedule D - Part 2 - Section 2**

SCHEDULE D - PART 3

Showing all Long-Term Bonds and Stocks ACQUIRED During Current Year

1 CUSIP Identification	2 Description	3 Foreign	4 Date Acquired	5 Name of Vendor	6 Number of Shares of Stock	7 Actual Cost	8 Par Value	9 Paid for Accrued Interest and Dividends
3133X1-BV-8	FEDERAL HOME LOAN BANK		07/30/2004	Merrill Lynch		338,789	350,000.00	5,994
3128X0-L3-1	Federal Home Loan Mortgage Corp		01/26/2004	Spear Leeds & Kellog		747,000	750,000.00	10,292
31359M-PZ-0	FEDERAL NATIL MTG ASSN		07/08/2004	Merrill Lynch		298,430	300,000.00	1,544
0399999	Subtotal - Bonds - U.S. Governments				X X X	1,384,219	1,400,000.00	17,830
414004-QS-3	Harris County Tex		03/08/2004	Smith Barney Burns		196,560	165,000.00	641
547160-HG-9	Lovejoy Indpt Sch Dist Tex		09/22/2004	UBS Paine Webber		555,860	500,000.00	2,500
763261-KN-3	Richardson Tex Indpt Sch Dist		08/04/2004	Weller Anderson & Chene		1,098,050	1,000,000.00	13,611
763261-JC-9	RICHARDSON TX ISD		07/01/2004	COASTAL SECURITIES		576,512	555,000.00	8,757
779222-XB-9	Round Rock Tex		07/28/2004	Weller Anderson & Chene		604,346	550,000.00	2,063
796236-D9-5	San Antonio Tex		03/08/2004	Weller Anderson & Chene		520,776	450,000.00	2,500
850000-YH-7	SPRING TEX INDPT SCH DIST		12/09/2004	Weller Anderson & Chene		273,760	250,000.00	8,299
882720-KP-9	TEXAS STATE G.O		07/27/2004	UBS Paine Webber		584,843	550,000.00	9,090
2499999	Subtotal - Bonds - Political Subdivisions of States, Territories and Possessions				X X X	4,410,707	4,020,000.00	47,461
052414-BN-8	Austin Tex Elec Util Rev		01/15/2004	Merrill Lynch		777,641	675,000.00	6,497
348430-MY-2	Fort Pierce Fla Util Auth		08/05/2004	Weller Anderson & Chene		773,430	700,000.00	12,542
54811B-AL-5	Lower Colo Reiv Auth Tex		01/14/2004	Smith Barney Burns		578,065	500,000.00	4,852
914301-YD-2	University Houston Tex Univ Revs		01/20/2004	Weller Anderson & Chene		741,462	650,000.00	4,694
3199999	Subtotal - Bonds - Special Revenue and Special Assessment and all Non-Guaranteed Obligations				X X X	2,870,598	2,525,000.00	28,585
048825-BJ-1	Atlantic Richfield Co		08/04/2004	Spear Leeds & Kellog		648,768	600,000.00	11,210
060505-AG-9	Bank of America Corporation		08/03/2004	Spear Leeds & Kellog		574,265	500,000.00	2,158
133131-AL-6	Camden Property Trust		01/27/2004	Merrill Lynch		1,226,088	1,200,000.00	10,033
22541L-AF-0	Credit Suisse First Boston USA		01/22/2004	Spear Leeds & Kellog		790,223	750,000.00	1,156
36962G-XS-8	General Elec Cap Corp		07/26/2004	Advest Inc.		531,070	500,000.00	13,382
459745-EZ-4	INTL LEASE FINANCE CORP		10/22/2004	Spear Leeds & Kellog		876,768	800,000.00	5,950
59156R-AD-0	METLIFE INC		08/03/2004	Spear Leeds & Kellog		255,980	250,000.00	1,904
693476-AR-4	PNC FUNDING CORP		07/26/2004	Advest Inc.		524,345	500,000.00	14,215
902905-AK-4	USX CORPORATION		03/22/2004	Lehman Brothers		829,350	625,000.00	7,487
925524-AJ-9	VIACOM INC		07/07/2004	VARIOUS		816,436	700,000.00	17,539
949748-AF-4	Wells Fargo Bk NA		08/04/2004	Spear Leeds & Kellog		551,100	500,000.00	717
4599999	Subtotal - Bonds - Industrial and Miscellaneous (Unaffiliated)				X X X	7,624,393	6,925,000.00	85,751
6099997	Subtotal - Bonds - Part 3				X X X	16,289,917	14,870,000.00	179,627
6099998	Summary Item from Part 5 for Bonds				X X X	4,461,105	4,000,000.00	51,034
6099999	Total - Bonds				X X X	20,751,022	18,870,000.00	230,661
7499999	Totals					20,751,022	X X X	230,661

E 1 1

SCHEDULE D - PART 4

Showing all Long-Term Bonds and Stocks SOLD, REDEEMED or Otherwise DISPOSED OF During Current Year

1 CUSIP Ident- ification	2 Description	3 F o r e i g n	4 Disposal Date	5 Name of Purchaser	6 Number of Shares of Stock	7 Consid- eration	8 Par Value	9 Actual Cost	10 Prior Year Book/ Adjusted Carrying Value	Change in Book/Adjusted Carrying Value					16 Book/ Adjusted Carrying Value at Disposal Date	17 Foreign Exchange Gain (Loss) on Disposal	18 Realized Gain (Loss) on Disposal	19 Total Gain (Loss) on Disposal	20 Bond Interest/ Stock Dividends Received During Year	21 Maturity Date
										11 Unrealized Valuation Increase/ (Decrease)	12 Current Year (Amort- ization)/ Accretion	13 Current Year's Other Than Temporary Impairment Recognized	14 Total Change in B./A.C.V. (11+12-13)	15 Total Foreign Exchange Change in B./A.C.V.						
912827-T8-5	United States Treasury Note		10/22/2004	Merrill Lynch		256,016	250,000.00	263,125	252,925			(1,696)	(1,696)		251,229		4,786	4,786	15,367	05/15/2005
912827-Z6-2	United States Treasury Note		05/13/2004	Merrill Lynch		324,750	300,000.00	337,242	328,776			(3,687)	(3,687)		325,089		(339)	(339)	11,295	10/15/2006
36205R-ZT-7	GNMA Pool #398654		11/19/2004	James Baker & Co		29,670			28,919			35	35		17,840		716	716	1,456	05/15/2011
36206D-D3-8	GNMA Pool #407922		11/19/2004	James Baker & Co		47,149			44,457			600	600		25,251		2,091	2,091	2,147	06/15/2026
36206W-3D-5	GNMA Pool #423896		11/19/2004	James Baker & Co		26,416			25,763			18	18		16,361		635	635	1,291	07/15/2011
36206W-3D-5	GNMA Pool #423896		11/19/2004	James Baker & Co		66,370			64,730			44	44		41,107		1,596	1,596	3,244	07/15/2011
0399999	Subtotal - Bonds - U.S. Governments				X X X	750,371	550,000.00	600,367	745,570			(4,686)	(4,686)		676,877		9,485	9,485	34,800	X X X
412702-M4-1	Harlandale Tex Indpt Sch Dist		11/19/2004	Weller Anderson & Chene		617,868	600,000.00	672,078	646,654			(25,242)	(25,242)		621,412		(3,544)	(3,544)	49,725	08/15/2005
2499999	Subtotal - Bonds - Political Subdivisions of States, Territories and Possessions				X X X	617,868	600,000.00	672,078	646,654			(25,242)	(25,242)		621,412		(3,544)	(3,544)	49,725	X X X
040663-L5-3	Arizona State Univ Revs		07/01/2004	MATURITY		265,000	265,000.00	274,834	266,071			(1,070)	(1,070)		265,000				12,455	07/01/2004
191351-CF-0	Cochise Cnty AZ Pollution Control		12/01/2004	VARIOUS		250,000	250,000.00	254,435	250,661			(480)	(480)		250,182		(182)	(182)	8,906	12/01/2004
3199999	Subtotal - Bonds - Special Revenue and Special Assessment and all Non-Guaranteed Obligations				X X X	515,000	515,000.00	529,269	516,732			(1,550)	(1,550)		515,182		(182)	(182)	21,361	X X X
066050-CV-5	BankAmerica Corp Sr Nt		11/22/2004	Initial Data Setup		645,426	600,000.00	601,500	601,142			(175)	(175)		600,967		44,459	44,459	45,433	02/15/2009
073902-BS-6	Bear Stearns Co. Inc.		12/15/2004	Advest Inc.		502,795	500,000.00	505,915	501,606			(1,408)	(1,408)		500,198		2,597	2,597	52,845	02/01/2005
201615-DS-7	Commercial Credit Co.		08/01/2004	MATURITY		1,000,000	1,000,000.00	999,820	999,982			18	18		1,000,000				65,000	08/01/2004
37042G-QB-5	General Motors Accept Corp		11/19/2004	Spear Leeds & Kellog		714,245	700,000.00	700,000	700,000						700,000		14,245	14,245	52,658	08/15/2008
49446Q-AX-9	KIMCO REALTY CORP		01/27/2004	Merrill Lynch		1,215,744	1,200,000.00	1,189,571	1,190,339			138	138		1,190,477		25,267	25,267	15,668	08/05/2008
59156R-AD-0	METLIFE INC		11/22/2004	Advest Inc.		777,060	750,000.00	776,648	774,728			(1,535)	(1,535)		770,931		6,129	6,129	38,521	12/15/2012
81238X-BY-6	SEARS ROEBUCK & CO		02/02/2004	Initial Data Setup		225,000	225,000.00	261,860	259,869			(248)	(248)		259,621		(34,621)	(34,621)	6,844	02/06/2012
893830-AM-1	TRANSOCEAN SEDCO		03/30/2004	R & B Falcon Corp		830,674	650,000.00	808,327	785,489			(6,017)	(6,017)		779,472		51,202	51,202	18,012	12/15/2008
4599999	Subtotal - Bonds - Industrial and Miscellaneous (Unaffiliated)				X X X	5,910,944	5,625,000.00	5,843,641	5,813,155			(9,227)	(9,227)		5,801,666		109,278	109,278	294,981	X X X
6099997	Subtotal - Bonds - Part 4				X X X	7,794,183	7,290,000.00	7,645,355	7,722,111			(40,705)	(40,705)		7,615,137		115,037	115,037	400,867	X X X
6099998	Summary Item from Part 5 for Bonds				X X X	4,373,320	4,000,000.00	4,461,105	X X X			(24,844)	(24,844)		4,436,261		(62,940)	(62,940)	124,418	X X X
6099999	Total - Bonds				X X X	12,167,503	11,290,000.00	12,106,460	7,722,111			(65,549)	(65,549)		12,051,398		52,097	52,097	525,285	X X X
7499999	Totals					12,167,503	X X X	12,106,460	7,722,111			(65,549)	(65,549)		12,051,398		52,097	52,097	525,285	X X X

E 1 2

SCHEDULE D - PART 5

Showing all Long-Term Bonds and Stocks ACQUIRED During Year and Fully DISPOSED OF During Current Year

1 CUSIP Identifi- cation	2 Description	3 F o r e i g n	4 Date Acquired	5 Name of Vendor	6 Disposal Date	7 Name of Purchaser	8 Par Value (Bonds) or Number of Shares (Stock)	9 Actual Cost	10 Consid- eration	11 Book/ Adjusted Carrying Value At Disposal Date	Change in Book/Adjusted Carrying Value					17 Foreign Exchange Gain (Loss) on Disposal	18 Realized Gain (Loss) on Disposal	19 Total Gain (Loss) on Disposal	20 Interest and Dividends Received During Year	21 Paid for Accrued Interest and Dividends
											12 Unrealized Valuation Increase/ (Decrease)	13 Current Year's (Amort- ization)/ Accretion	14 Current Year's Other Than Temporary Impairment Recognized	15 Total Change in B./A.C.V. (12+13-14)	16 Total Foreign Exchange Change in B./A.C.V.					
414004-QS-3 414004-JG-7	Harris County Tex Harris County Texas		03/08/2004 01/15/2004	Smith Barney Burns Weller Anderson &	11/19/2004 11/19/2004	UBS Paine Webber Weller Anderson &	500,000.000 500,000.000	595,635 571,960	562,000 545,000	588,562 564,700		(7,073) (7,260)		(7,073) (7,260)		(26,562) (19,699)	(26,562) (19,699)	20,828 31,875	1,941 10,833	
2499999	Subtotal - Bonds - Political Subdivisions of States, Territories and Possessions						1,000,000.000	1,167,595	1,107,000	1,153,262		(14,333)		(14,333)		(46,261)	(46,261)	52,703	12,774	
876443-BB-7 882756-PX-1	TARRANT REGL WTR DIST TEX WTR REV Texas St Pub Fin Auth Rev		07/07/2004 10/25/2004	Smith Barney Burns Weller Anderson &	11/19/2004 11/19/2004	Weller Anderson & Weller Anderson &	1,000,000.000 1,000,000.000	1,092,800 1,101,630	1,090,470 1,088,650	1,087,271 1,100,066		(5,529) (1,564)		(5,529) (1,564)		3,199 (11,416)	3,199 (11,416)	36,528 22,083	18,194 18,472	
3199999	Subtotal - Bonds - Special Revenue and Special Assessment and all Non-Guaranteed Obligations						2,000,000.000	2,194,430	2,179,120	2,187,337		(7,093)		(7,093)		(8,217)	(8,217)	58,611	36,666	
459745-EZ-4	INTL LEASE FINANCE CORP		09/21/2004	JP Morgan	11/22/2004	Initial Data Setup	1,000,000.000	1,099,080	1,087,200	1,095,662		(3,418)		(3,418)		(8,462)	(8,462)	13,104	1,594	
4599999	Subtotal - Bonds - Industrial and Miscellaneous (Unaffiliated)						1,000,000.000	1,099,080	1,087,200	1,095,662		(3,418)		(3,418)		(8,462)	(8,462)	13,104	1,594	
6099998	Subtotal - Bonds						4,000,000.000	4,461,105	4,373,320	4,436,261		(24,844)		(24,844)		(62,940)	(62,940)	124,418	51,034	
7499999	Totals						X X X	4,461,105	4,373,320	4,436,261		(24,844)		(24,844)		(62,940)	(62,940)	124,418	51,034	

E 1 3

- NONE** **Schedule D - Part 6 - Section 1 and 2**
- NONE** **Schedule DA - Part 1**
- NONE** **Schedule DB - Part A - Section 1 and 2**
- NONE** **Schedule DB - Part A - Section 3 and Part B - Section 1**
- NONE** **Schedule DB - Part B - Section 2 and 3**
- NONE** **Schedule DB - Part C - Section 1 and 2**
- NONE** **Schedule DB - Part C - Section 3 and Part D - Section 1**
- NONE** **Schedule DB - Part D - Section 2 and 3**
- NONE** **Schedule DB - Part E - Section 1**

SCHEDULE E - PART 1 - CASH

1 Depository	2 Code	3 Rate of Interest	4 Amount of Interest Received During Year	5 Amount of Interest Accrued December 31 of Current Year	6 Balance	7 *
OPEN DEPOSITORIES						
InvestorsBank&Trust New York, NY			9,858		80,441	
Citibank N.A New York, NY			14,079		2,475,194	
JP Morgan Chase New York, NY					14,011	
0199998 Deposits in 2 depositories that do not exceed the allowable limit in any one depository (See Instructions) - open depositories.	X X X	X X X	6,504	8,712	1,195,000	X X X
0199999 Totals-Open Depositories	X X X	X X X	30,441	8,712	3,764,646	X X X
SUSPENDED DEPOSITORIES						
0299998 Deposits in 0 depositories that do not exceed the allowable limit in any one depository (See Instructions) - suspended depositories.	X X X	X X X				X X X
0299999 Totals - Suspended Depositories	X X X	X X X				X X X
0399999 Total Cash on Deposit	X X X	X X X	30,441	8,712	3,764,646	X X X
0499999 Cash in Company's Office	X X X	X X X	X X X	X X X	4,025	X X X
0599999 Total Cash	X X X	X X X	30,441	8,712	3,768,671	X X X

TOTALS OF DEPOSITORY BALANCES ON THE LAST DAY OF EACH MONTH DURING THE CURRENT YEAR

1. January	2,413,895	4. April	4,951,933	7. July	5,692,399	10. October	2,234,622
2. February	4,101,593	5. May	4,184,003	8. August	3,413,171	11. November	11,104,441
3. March	3,108,920	6. June	6,235,383	9. September	3,933,367	12. December	3,768,671

NONE **Schedule E - Part 2**

NONE **Schedule E - Part 3**