

ANNUAL STATEMENT

OF THE

ALLIANCE TITLE OF

AMERICA, INC.

of **TAMPA**

in the state of **FLORIDA**

TO THE

Insurance Department

OF THE

STATE OF FLORIDA

FOR THE YEAR ENDED

December 31, 2005

TITLE

2005



50035200520100100

ANNUAL STATEMENT

For the Year Ended December 31, 2005
 OF THE CONDITION AND AFFAIRS OF THE
Alliance Title of America, Inc.

NAIC Group Code 0340 0340 **NAIC Company Code** 50035 **Employer's ID Number** 65-0685696
 (Current Period) (Prior Period)
Organized under the Laws of Florida , **State of Domicile or Port of Entry** Florida
Country of Domicile United States of America
Incorporated/Organized: August 14, 1996 **Commenced Business:** July 23, 1997
Statutory Home Office: 3401 W. Cypress St. 2nd Floor Tampa, FL 33607
Main Administrative Office: 3401 W. Cypress St. 2nd Floor Tampa, FL 33607 813-876-0619
Mail Address: 3401 W. Cypress St. 2nd Floor Tampa, FL 33607
Primary Location of Books and Records: 3401 W. Cypress St. 2nd Floor Tampa, FL 33607 813-876-0619
Internet Website Address: n/a
Statutory Statement Contact: Donald Kuebler Mosby 813-876-0619
dmosby@stewart.com 813-871-2276
 (E-Mail Address) (Fax Number)
Policyowner Relations Contact: 3401W. Cypress St. 2nd Floor Tampa, FL 33607 813-876-0619

OFFICERS

	Name	Title
1.	<u>Harold Eugene Hickman</u>	<u>President</u>
2.	<u>Kevin D. Thomas</u>	<u>Secretary</u>
3.	<u>Kurt Blass</u>	<u>Treasurer</u>

Vice-Presidents

Name	Title	Name	Title
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DIRECTORS OR TRUSTEES

<u>Donald K. Mosby</u>	<u>Nita Broussard Hanks</u>	<u>Harold Eugene Hickman</u>	<u>Kevin D. Thomas</u>
<u>Kurt Blass</u>	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

State of FLORIDA
 County of HILLSBOROUGH 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>Harold Eugene Hickman</u> (Printed Name) 1. President (Title)	_____ (Signature) <u>Kevin D. Thomas</u> (Printed Name) 2. Secretary (Title)	_____ (Signature) <u>Kurt Blass</u> (Printed Name) 3. Treasurer (Title)
------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------

Subscribed and sworn to before me this _____ day of _____, 2006

- 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	2	3	4
	Assets	Nonadmitted Assets	Net Admitted Assets (Cols. 1 - 2)	Net Admitted Assets
1. Bonds (Schedule D)	79,175		79,175	84,005
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 (\$ 999,144 , Schedule E-Part 1), cash equivalents (\$ 0 Schedule E-Part 2) and short-term investments (\$ 2,823,403 , Schedule DA)	3,822,547		3,822,547	3,870,737
6. Contract loans (including \$ 0 premium notes)				
7. Other invested assets (Schedule BA)				
8. Receivables for securities				
9. Aggregate write-ins for invested assets				
10. Subtotals, cash and invested assets (Lines 1 to 9)	3,901,722		3,901,722	3,954,742
11. Title plants less \$ 0 charged off (for Title insurers only)				
12. Investment income due and accrued	2,418		2,418	2,385
13. Premiums and considerations:				
13.1 Uncollected premiums and agents' balances in the course of collection	48,180	48,180		
13.2 Deferred premiums, agents' balances and installments booked but deferred and not yet due (including \$ 0 earned but unbilled premiums)				
13.3 Accrued retrospective premiums				
14. Reinsurance:				
14.1 Amounts recoverable from reinsurers				
14.2 Funds held by or deposited with reinsured companies				
14.3 Other amounts receivable under reinsurance contracts				
15. Amounts receivable relating to uninsured plans				
16.1 Current federal and foreign income tax recoverable and interest thereon				56,018
16.2 Net deferred tax asset	35,445	29,455	5,990	7,644
17. Guaranty funds receivable or on deposit				
18. Electronic data processing equipment and software				
19. Furniture and equipment, including health care delivery assets (\$ 0)				
20. Net adjustment in assets and liabilities due to foreign exchange rates				
21. Receivables from parent, subsidiaries and affiliates				
22. Health care (\$ 0) and other amounts receivable				
23. Aggregate write-ins for other than invested assets				
24. Total assets excluding Separate Accounts, Segregated Accounts and Protected Cell Accounts (Lines 10 to 23)	3,987,765	77,635	3,910,130	4,020,789
25. From Separate Accounts, Segregated Accounts and Protected Cell Accounts				
26. Total (Lines 24 and 25)	3,987,765	77,635	3,910,130	4,020,789

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.				
2302.				
2303.				
2398. Summary of remaining write-ins for Line 23 from overflow page				
2399. Totals (Lines 2301 through 2303 plus 2398) (Line 23 above)				

LIABILITIES, SURPLUS AND OTHER FUNDS	1 Current Year	2 Prior Year
1. Known claims reserve (Part 2B, Line 3, Col. 4)	54,620	329,892
2. Statutory premium reserve (Part 1B, Line 2.5, Col. 1)	407,897	503,541
3. Aggregate of other reserves required by law		
4. Supplemental reserve (Part 2B, Col. 4, Line 12)	367,103	747,163
5. Commissions, brokerage and other charges due or accrued to attorneys, agents and real estate brokers		
6. Other expenses (excluding taxes, licenses and fees)	3,640	8,500
7. Taxes, licenses and fees (excluding federal and foreign income taxes)	3,037	3,035
8.1 Current federal and foreign income taxes (including \$ 0 on realized capital gains (losses))	70,613	
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		
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		
19. Payable for securities		
20. Aggregate write-ins for other liabilities		31,481
21. Total liabilities (Lines 1 through 20)	906,910	1,623,612
22. Aggregate write-ins for special surplus funds		
23. Common capital stock	15,425	15,425
24. Preferred capital stock	5,150	5,150
25. Aggregate write-ins for other than special surplus funds		
26. Surplus notes		
27. Gross paid in and contributed surplus	3,586,230	3,586,230
28. Unassigned funds (surplus)	249,658	(356,385)
29. Less treasury stock, at cost:		
29.1 210 shares common (value included in Line 23 \$ 1,050)	137,543	137,543
29.2 470 shares preferred (value included in Line 24 \$ 2,350)	715,700	715,700
30. Surplus as regards policyholders (Lines 22 to 28 less 29)(Page 4, Line 32)	3,003,220	2,397,177
31. Totals (Page 2, Line 26, Col. 3)	3,910,130	4,020,789

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. Reinsurance Payable		31,481
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)		31,481
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 Current Year	2 Prior Year
OPERATING INCOME		
1. Title insurance and related income (Part 1):		
1.1 Title insurance premiums earned (Part 1B, Line 3, Col. 1)	123,684	735,385
1.2 Escrow and settlement services (Part 1A, Line 2, Col. 4)		
1.3 Other title fees and service charges (Part 1A, Line 3, Col. 4)		
2. Aggregate write-ins for other operating income		
3. Total Operating Income (Lines 1 through 2)	123,684	735,385
DEDUCT:		
4. Losses and loss adjustment expenses incurred (Part 2A, Line 10, Col. 4)	(126,878)	307,399
5. Operating expenses incurred (Part 3, Line 24, Cols. 4 and 6)	118,510	667,703
6. Aggregate write-ins for other operating deductions		
7. Total Operating Deductions	(8,368)	975,102
8. Net operating gain or (loss) (Lines 3 minus 7)	132,052	(239,717)
INVESTMENT INCOME		
9. Net investment income earned (Exhibit of Net Investment Income, Line 17)	106,008	46,241
10. Net realized capital gains (losses) less capital gains tax of \$ 0 (Exhibit of Capital Gains (Losses))		
11. Net investment gain (loss) (Lines 9 + 10)	106,008	46,241
OTHER INCOME		
12. Aggregate write-ins for miscellaneous income or (loss)		5,237
13. Net income after capital gains tax and before all other federal income taxes (Lines 8 + 11 + 12)	238,060	(188,239)
14. Federal and foreign income taxes incurred	70,613	(22,288)
15. Net income (Lines 13 minus 14)	167,447	(165,951)
CAPITAL AND SURPLUS ACCOUNT		
16. Surplus as regards policyholders, December 31 prior year (Page 3, Line 30, Column 2)	2,397,177	2,730,895
GAINS AND (LOSSES) IN SURPLUS		
17. Net income (from Line 15)	167,447	(165,951)
18. Net unrealized capital gains or losses		
19. Change in net unrealized foreign exchange capital gain (loss)		
20. Change in net deferred income tax	(10,937)	(14,570)
21. Change in nonadmitted assets (Exhibit of Nonadmitted Assets, Line 26, Col. 3)	69,473	(3,197)
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)	380,060	(150,000)
24. Change in surplus notes		
25. Cumulative effect of changes in accounting principles		
26. Capital Changes:		
26.1 Paid in		
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		
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		
31. Change in surplus as regards policyholders for the year (Lines 17 through 30)	606,043	(333,718)
32. Surplus as regards policyholders, December 31 current year (Lines 16 plus 31) (Page 3, Line 30)	3,003,220	2,397,177

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. GAIN / LOSS SALE OF EQUIPMENT		(1,917)
1202. MISCELLANEOUS INCOME		7,154
1203.		
1298. Summary of remaining write-ins for Line 12 from overflow page		
1299. Totals (Lines 1201 through 1203 plus 1298) (Line 12 above)		5,237
3001.		
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)		

CASH FLOW	1	2
Cash from Operations	Current Year	Prior Year
1. Premiums collected net of reinsurance	88,230	854,086
2. Net investment income	105,944	45,769
3. Miscellaneous income		7,154
4. Total (Lines 1 through 3)	194,174	907,009
5. Benefit and loss related payments	148,394	313,971
6. Net transfers to Separate, Segregated Accounts and Protected Cell Accounts		
7. Commissions, expenses paid and aggregate write-ins for deductions	123,364	690,234
8. Dividends paid to policyholders		
9. Federal and foreign income taxes paid (recovered) \$ 0 net of tax on capital gains (losses)	(56,018)	
10. Total (Lines 5 through 9)	215,740	1,004,205
11. Net cash from operations (Line 4 minus Line 10)	(21,566)	(97,196)
Cash from Investments		
12. Proceeds from investments sold, matured or repaid:		
12.1 Bonds	4,857	9,904
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		19,693
12.8 Total investment proceeds (Lines 12.1 to 12.7)	4,857	29,597
13. Cost of investments acquired (long-term only):		
13.1 Bonds		
13.2 Stocks		
13.3 Mortgage loans		
13.4 Real estate		
13.5 Other invested assets		
13.6 Miscellaneous applications		
13.7 Total investments acquired (Lines 13.1 to 13.6)		
14. Net increase (decrease) in contract loans and premium notes		
15. Net cash from investments (Line 12.8 minus Line 13.7 minus Line 14)	4,857	29,597
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		
16.6 Other cash provided (applied)	(31,481)	
17. Net cash from financing and miscellaneous sources (Lines 16.1 to 16.4 minus Line 16.5 plus Line 16.6)	(31,481)	
RECONCILIATION OF CASH, CASH EQUIVALENTS AND SHORT-TERM INVESTMENTS		
18. Net change in cash, cash equivalents and short-term investments (Line 11, plus Lines 15 and 17)	(48,190)	(67,599)
19. Cash, cash equivalents and short-term investments:		
19.1 Beginning of year	3,870,737	3,938,336
19.2 End of year (Line 18 plus Line 19.1)	3,822,547	3,870,737

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					696,984
2. Escrow and settlement service charges		X X X	X X X		
3. Other title fees and service charges (Part 1C, Line 5)		X X X	X X X		
4. Totals (Lines 1 + 2 + 3)					696,984

PART 1B - PREMIUMS EARNED EXHIBIT

	1 Current Year	2 Prior Year
1. Title premiums written:		
1.1 Direct (Part 1A, Line 1)		696,984
1.2 Assumed		
1.3 Ceded	(28,040)	60,894
1.4 Net title premiums written (Lines 1.1 + 1.2 - 1.3)	28,040	636,090
2. Statutory premium reserve:		
2.1 Balance at December 31 prior year	503,541	602,836
2.2 Additions during the current year	1,299	31,330
2.3 Withdrawals during the current year	96,943	130,625
2.4 Other adjustments to statutory premium reserves		
2.5 Balance at December 31 current year	407,897	503,541
3. Net title premiums earned during year (Lines 1.4 - 2.2 + 2.3)	123,684	735,385

PART 1C - OTHER TITLE FEES AND SERVICE CHARGES

	1 Current Year	2 Prior Year
1. Title examinations		
2. Searches and abstracts		
3. Surveys		
4. Aggregate write-ins for service charges		
5. Totals		

DETAILS OF WRITE-INS		
0401.		
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)		

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

	1 Direct Operations	Agency Operations		4 Total Current Year (Cols. 1+2+3)	5 Total Prior Year
		2 Non-Affiliated Agency Operations	3 Affiliated Agency Operations		
1. Losses and allocated loss adjustment expenses paid - direct business, less salvage		148,394		148,394	315,896
2. Losses and allocated loss adjustment expenses paid - reinsurance assumed, less salvage					
3. Total (Line 1 plus Line 2)		148,394		148,394	315,896
4. Deduct: Recovered during year from reinsurance					1,925
5. Net payments (Line 3 minus Line 4)		148,394		148,394	313,971
6. Known claims reserve - current year (Page 3, Line 1, Column 1)		54,620		54,620	329,892
7. Known claims reserve - prior year (Page 3, Line 1, Column 2)		329,892		329,892	336,464
8. Losses and allocated Loss Adjustment Expenses incurred (Ln 5 + Ln 6 - Ln 7)		(126,878)		(126,878)	307,399
9. Unallocated loss adjustment expenses incurred (Part 3, Line 24, Column 5)					
10. Losses and loss adjustment expenses incurred (Line 8 plus Line 9)		(126,878)		(126,878)	307,399

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)		54,620		54,620	329,892
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)		54,620		54,620	329,892
4. Incurred But Not Reported:					
4.1 Direct (Schedule P, Part 1, Line 12, Col. 20)		675,000		675,000	1,200,704
4.2 Reinsurance assumed (Schedule P, Part 1, Line 12, Col. 21)					
4.3 Reinsurance ceded (Schedule P, Part 1, Line 12, Col. 22)		25,000		25,000	100,000
4.4 Net incurred but not reported		650,000		650,000	1,100,704
5. Unallocated LAE reserve (Schedule P, Part 1, Line 12, Col. 23)	X X X	X X X	X X X	125,000	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	829,620	X X X
8. Statutory premium reserve at year end	X X X	X X X	X X X	407,897	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	367,103	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	367,103	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								597	
1.2 Employee relations and welfare								597	
1.3 Payroll taxes									
1.4 Other personnel costs									
1.5 Total personnel costs								597	
2. Amounts paid to or retained by title agents								487,754	
3. Production services (purchased outside):									
3.1 Searches, examinations and abstracts									
3.2 Surveys									
3.3 Other									
4. Advertising									
5. Boards, bureaus and associations		2,080		2,080			2,080	2,180	
6. Title plant rent and maintenance									
7. Claim adjustment services									
8. Amounts charged off, net of recoveries								271	
9. Marketing and promotional expenses								2,412	
10. Insurance								5,149	
11. Directors' fees									
12. Travel and travel items									
13. Rent and rent items		5,493		5,493			5,493	29,877	
14. Equipment								3,717	
15. Cost or depreciation of EDP equipment and software		2,485		2,485			2,485	4,722	
16. Printing, stationery, books and periodicals		2,180		2,180			2,180	5,507	
17. Postage, telephone, messengers and express								7,190	
18. Legal and auditing		76,379		76,379			76,379	67,079	
19. Totals (Lines 1.5 to 18)		88,617		88,617			88,617	616,455	
20. Taxes, licenses and fees:									
20.1 State and local insurance taxes		7,902		7,902			7,902	7,476	
20.2 Insurance department licenses and fees								7,420	
20.3 Gross guaranty association assessments									
20.4 All other (excluding federal income and real estate)		2,823		2,823			2,823	15,477	
20.5 Total taxes, licenses and fees (Lines 20.1 + 20.2 + 20.3 + 20.4)		10,725		10,725			10,725	30,373	
21. Real estate expenses									
22. Real estate taxes									
23. Aggregate write-ins for miscellaneous expenses		19,168		19,168			19,168	20,875	
24. Total expenses incurred (Lines 19 + 20.5 + 21 + 22 + 23)		118,510		118,510			(a) 118,510	667,703	
25. Less unpaid expenses - current year		3,037		3,037			3,037	10,537	
26. Add unpaid expenses - prior year		11,535		11,535			11,535	33,068	
27. TOTAL EXPENSES PAID (Lines 24 - 25 + 26)		127,008		127,008			127,008	690,234	
DETAILS OF WRITE-INS									
2301. Consulting and other professional services		4,001		4,001			4,001	17,387	
2302. Miscellaneous		2,167		2,167			2,167	3,388	
2303. Penalty		13,000		13,000			13,000	100	
2398. Summary of remaining write-ins for Line 23 from overflow page									
2399. Totals (Lines 2301 through 2303 plus 2398)(Line 23 above)		19,168		19,168			19,168	20,875	

(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)		123,684		123,684		123,684	735,385
1.2 Escrow and settlement services (Part 1A, Line 2, Col. 4)							
1.3 Other title fees and service charges (Part 1A, Line 3, Col. 4)							
2. Aggregate write-ins for other operating income							
3. Total Operating Income (Lines 1.1 through 1.3 + 2)		123,684		123,684		123,684	735,385
DEDUCT:							
4. Losses and loss adjustment expenses incurred (Part 2A, Line 10, Col. 4)		(126,878)		(126,878)		(126,878)	307,399
5. Operating expenses incurred (Part 3, Line 24, Cols. 1 to 3 + 6)		118,510		118,510		118,510	667,703
6. Aggregate write-ins for other operating deductions							
7. Total Operating Deductions (Lines 4 + 5 + 6)		(8,368)		(8,368)		(8,368)	975,102
8. Net operating gain or (loss) (Lines 3 minus 7)		132,052		132,052		132,052	(239,717)
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)	
1.1 Bonds exempt from U.S. tax	(a)	
1.2 Other bonds (unaffiliated)	(a) 6,271	6,243
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) 99,649	99,682
7. Derivative instruments	(f)	
8. Other invested assets		
9. Aggregate write-ins for investment income		83
10. Total gross investment income	105,920	106,008
11. Investment expenses		(g)
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)		
17. Net investment income (Line 10 minus Line 16)		106,008
DETAILS OF WRITE-INS		
0901. Miscellaneous Income		83
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)		83
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 \$ 149 accrual of discount less \$ 122 amortization of premium and less \$ 0 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				
1.1 Bonds exempt from U.S. tax				
1.2 Other bonds (unaffiliated)				
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				
9. Aggregate write-ins for capital gains (losses)				
10. Total capital gains (losses)				

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)				

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)			
8. Receivables for securities			
9. Aggregate write-ins for invested assets			
10. Subtotals, cash and invested assets (Lines 1 to 9)			
11. Title plants (for Title insurers only)			
12. Investment income due and accrued			
13. Premiums and considerations:			
13.1 Uncollected premiums and agents' balances in the course of collection	48,180	108,370	60,190
13.2 Deferred premiums, agents' balances and installments booked but deferred and not yet due			
13.3 Accrued retrospective premiums			
14. Reinsurance:			
14.1 Amounts recoverable from reinsurers			
14.2 Funds held by or deposited with reinsured companies			
14.3 Other amounts receivable under reinsurance contracts			
15. Amounts receivable relating to uninsured plans			
16.1 Current federal and foreign income tax recoverable and interest thereon			
16.2 Net deferred tax asset	29,455	38,738	9,283
17. Guaranty funds receivable or on deposit			
18. Electronic data processing equipment and software			
19. Furniture and equipment, including health care delivery assets			
20. Net adjustment in assets and liabilities due to foreign exchange rates			
21. Receivable from parent, subsidiaries and affiliates			
22. Health care and other amounts receivable			
23. Aggregate write-ins for other than invested assets			
24. Total assets excluding Separate Accounts, Segregated Accounts and Protected Cell Accounts (Lines 10 to 23)	77,635	147,108	69,473
25. From Separate Accounts, Segregated Accounts and Protected Cell Accounts			
26. Total (Lines 24 and 25)	77,635	147,108	69,473

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. Prepaid Rent Insurance and Other			
2302. Deposits			
2303.			
2398. Summary of remaining write-ins for Line 23 from overflow page			
2399. Totals (Lines 2301 through 2303 plus 2398) (Line 23 above)			

NOTES TO FINANCIAL STATEMENTS

1. Summary of Significant Accounting Policies

A. Accounting Practices

The financial statements of Alliance Title of America, Inc. are presented on the basis of accounting practices prescribed or permitted by the Florida Department of Insurance (“the Department”). The Department recognizes only statutory accounting practices prescribed or permitted by the State of Florida for determining and reporting the financial condition and results of operations of an insurance company, for determining its solvency under the Florida Insurance Law. The National Association of Insurance Commissioners’ (“NAIC”) *Accounting Practices and Procedures* manual, effective January 1, 2001, (“NAIC SAP”) has been adopted as a component of prescribed or permitted practices by the State of Florida. The state adopted the NAIC SAP without modification or exceptions to the best of the Company’s knowledge or belief.

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 Policy

Cash on Deposit and Short-term Investments - For purposes of the statement of cash flows, statutory accounting principles consider all debt instruments with a maturity of one year or less at the date of purchase to be short-term investments. Short-term investments are stated at cost.

Debt securities (Bonds) – Investments in loan-backed securities (collateralized mortgage obligations) are stated at the lower of amortized cost using the interest method or fair value.

Basis of Valuation of Invested Assets – None

Equipment – None

Policy Acquisition Costs – Commissions and other costs of acquiring title insurance are expensed when incurred. The Department promulgates a commission rate of no more than 70% to producing agents.

Insurance Liabilities – The liability for known claim reserves includes amounts determined from loss reports and individual cases. The supplemental reserve is established for incurred but not reported losses. The Company utilizes the findings of an independent actuary. Such liabilities are necessarily based on estimates, and while management believes that the amount is adequate, the ultimate liability may be in excess of or less than the amounts provided. The methods for making such estimates and for establishing the resulting liabilities are continually reviewed, and any adjustments are reflected in the statutory financial statements in accordance with NAIC SAP.

Reinsurance – Reinsurance premiums, expense reimbursements, and reserves related to reinsured policies are accounted for on a basis consistent with those used in accounting for the original policies issued and the terms of the reinsurance contracts. Premiums ceded to other companies have been reported as a reduction of premium income. Amounts applicable to reinsurance ceded for loss and loss adjustment expense reserves have been reported as reductions of those items.

Recognition of Premium Revenues – Premium revenue is recognized on the effective date of the policy. The Department requires insurers domiciled in Florida to maintain a statutory premium reserve equal to 30 cents per \$1,000 of retained net liability on each title policy. The reserve is amortized over a period of 20 subsequent years using a predefined percentage of amortization for each year.

Income Taxes – Income tax provisions are based on net income reported for statutory accounting purposes. Income taxes vary from statutory rates due to the discounting of the statutory premium reserve.

2. Accounting Changes and Correction of Errors

A. None

B. Initial Implementation of Codification

The Company prepares its statutory financial statements in conformity with accounting practices prescribed or permitted by the State of Florida. Effective January 1, 2001, the State of Florida required that insurance companies domiciled in the State of Florida prepare their statutory basis financial statements in accordance with the NAIC *Accounting Practices and Procedures* manual effective January 1, 2000 subject to any deviations prescribed or permitted by the State of Florida insurance commissioner.

3. Business Combinations and Goodwill – N/A

4. Discontinued Operations – N/A

5. Investments

A. Mortgage Loans – N/A

B. Debt Restructuring – N/A

C. Reverse Mortgages – N/A

NOTES TO FINANCIAL STATEMENTS

D. Loan-backed Securities

- (1) The election to use cost or book value for securities as of January 1, 1994 is not applicable.
- (2) Prepayment assumptions for single class and multi-class mortgaged backed securities were obtained from a broker or from the Company's investment advisor.
- (3) The Company made no changes in its methodologies for pricing securities .

E. Repurchase Agreements – N/A

6. Joint Ventures, Partnerships, and Limited Liability Companies – N/A

7. Investment Income – No due and accrued income was excluded from surplus.

8. Derivative Instruments – N/A

9. Income Taxes:

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

	2005	2004	Change
(1) Total gross deferred tax assets	35,445	46,382	(10,937)
(2) Total deferred tax liabilities	0	0	0
(3) Net deferred tax asset (liability)	35,445	46,382	(10,937)
(4) Deferred tax assets nonadmitted in accordance with SSAP No. 10	(29,455)	(38,737)	9,283
(5) Admitted deferred tax asset (liability)	5,990	7,644	(1,654)

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

	2005	2004	Change
(1) Net deferred tax asset (liability)	35,445	46,382	(10,937)
(2) Tax-effect of unrealized gains and losses	0	0	0
(3) Net tax effect without unrealized gains and losses	35,445	46,382	(10,937)
(4) Change in deferred income tax			(10,937)

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:

	2005	2004
(1) Current year tax expense (benefit) (exclusive of items 2 and 3 below)	72,385	(74,048)
(2) Tax credits	0	0
(3) Prior year adjustments	(1,772)	51,760
(4) Current income taxes incurred	70,613	(22,288)

Deferred income tax assets and liabilities consist of the following major components:

	2,005	2004
Deferred tax assets:		
(1) Statutory premium reserves	34,897	42,418
(2) Known Claim reserves	548	3,963
Other	0	0
(3) Total deferred tax assets	35,445	46,382
(4) Nonadmitted deferred tax assets	(29,455)	(38,737)
(5) Admitted deferred tax assets	5,990	7,644
(6) Total deferred tax liabilities	0	0
(7) Net admitted deferred tax asset (liability)	5,990	7,644

NOTES TO FINANCIAL STATEMENTS

D. The Company's income tax 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>2005</u>
(1) Income before taxes	238,060
(2) Income tax expense (benefit) at 35% statutory rate	<u>83,322</u>
(3) Increase (decrease) in tax resulting from:	
a. Dividends received deduction	0
b. Nondeductible expenses for meals, penalties, and lobbying	0
c. Tax-exempt income	0
d. Tax adjustment for IMR	0
e. Deferred tax benefit on nonadmitted assets	0
f. Tax credits	0
g. Other	(1,773)
(4) Total income tax expected	<u>81,549</u>
(5) Current income taxes incurred (without tax on realized gains and losses)	70,613
(6) Change in deferred income tax (without tax on unrealized gains and losses)	10,937
(7) Total income tax reported	<u><u>81,550</u></u>

E. Operating loss carryforward

- (1) As of December 31, 2005, the Company had \$-0- net operating loss carryforwards available for tax purposes.
- (2) The amount of Federal income taxes incurred that are available for recoupment in the event of future net losses are \$ -0- for 2004 and \$ 232,832 for 2003.

F. Consolidated federal income tax return

- (1) The Company's federal income tax return is consolidated with the following entities:
Stewart Information Services Corporation, Ortem Investments, Inc.,
Stewart Title Guaranty Company and subsidiaries.

NOTES TO FINANCIAL STATEMENTS

10. Information Concerning Parent, Subsidiaries, and Affiliates

- A. Effective February 1, 2003, the outstanding shares of the Company are owned 14% by Stewart Title Guaranty Company (STG) and 86% by Stewart Information Services Corp (SISCO). Currently, the Company is being considered for sale to a third party or merger by SISCO into STG, a wholly owned subsidiary of SISCO, domiciled in Texas.
- B. No transactions excluding reinsurance transaction that are above the ½ of 1% of admitted assets.
- C. None.
- D. None.
- E. None.
- F. The Company has entered into a Cost Allocation Agreement and Administrative Agreement with Stewart Title Guaranty Company effective January 1, 2005 and filed with the Texas Insurance Department, under Holding Company Section #34336 and filed with the State of Florida's Office of Insurance Regulation on August 6, 2005 pursuant to Rule 690-143.047, Florida Administrative Code.
- G. Effective February 1, 2003, the outstanding shares of the Company are owned 14% by Stewart Title Guaranty Company (STG) and 86% by Stewart Information Services Corp (SISCO). SISCO owns all the outstanding shares of STG. SISCO is domiciled in Delaware and STG is domiciled in Texas.
- H. Not applicable.
- I. Not applicable.
- J. Not applicable.

11. Debt – None

12. Retirement Plans, Deferred Compensation, etc. – N/A

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

- (1) The Company's Class A shares (votes on sale of substantially all assets only) have 8,550 shares authorized, 2,665 shares issued and 2,455 shares outstanding. The Company's Class B shares (regular voting shares) have 420 shares authorized, issued, and outstanding. The Company's Class C shares (voting on sale of substantially all assets only) have 1,030 shares authorized and issued and 560 shares outstanding. The par value for each of the above classes of stock is \$5.
- (2) The Company's preferred stock, Class C has a redemption value of \$1,140 plus \$10 per month for length outstanding. It does not accrue dividends.
- (3) The Company must obtain Department approval before paying any dividends until surplus from net income is positive.
- (4) Approximately \$0 from profits through December 31, 2005 could be paid as a dividend as of December 31, 2005. (Department approval is required.)
- (5) None.
- (6) Not applicable.
- (7) None.
- (8) Not applicable.
- (9) The portion of unassigned funds (surplus) represented or reduced by each of the following:

a. Unrealized losses	\$	--
b. Non-admitted assets	\$	69,473
c. Separate Account Business	\$	--
d. Asset Valuation Reserve	\$	--
e. Provision for reinsurance	\$	--
- (10) None.
- (11) Not applicable.
- (12) Not applicable.

14. Contingencies – None.

15. Leases

- A. The Company leased its office facilities under an operating lease that expired in April 2004. Rental expense was \$0 and \$15,334 in 2005 and 2004, respectively.

The Company is not involved in any sale lease-back transactions.

- B. Not applicable.

16. Information About Financial Instruments with Off-Balance Sheet Risk – None.

17. Sale, Transfer, and Servicing of Financial Assets and Extinguishment of Liabilities – None.

18. Not applicable.

19. Direct Written Premium / Produced by Managing General Agents – Not Applicable.

20. September 11, 2001 Events – None

21. Other Items – No items to report.

NOTES TO FINANCIAL STATEMENTS

22. Events Subsequent

Type I – None.

Type II- None.

23. Reinsurance

A. The Company does not have an unsecured aggregate recoverable for losses, paid and unpaid including IBNR, loss adjustment expenses and unearned premium with any individual reinsurers, authorized or unauthorized, that exceeds 3% of the Company's surplus.

B. None

C. None

D. None

E. None

F. None

G. None

24. Retrospectively Rated Contracts & Contracts Subject to Redetermination – Not Applicable.

25. Change in Incurred Losses and Loss Adjustment Expenses-Not Applicable

26. Inter-company Pooling Arrangements – Not Applicable.

27. Structured Settlements – Not Applicable.

28. Supplemental Reserves – The Company does not 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				
1.2 U.S. government agency obligations (excluding mortgage-backed securities):				
1.21 Issued by U.S. government agencies				
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				
1.43 Revenue and assessment obligations				
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	79,175	2.029	79,175	2.029
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)				
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 (including \$ 0 of property acquired in satisfaction of debt)				
5.3 Property held for sale (including \$ 0 property acquired in satisfaction of debt)				
6. Contract loans				
7. Receivables for securities				
8. Cash, cash equivalents and short-term investments	3,822,547	97.971	3,822,547	97.971
9. Other invested assets				
10. Total invested assets	3,901,722	100.000	3,901,722	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? FLORIDA
- 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. 12/31/2003
- 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. 03/31/2005
- 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). 03/31/2005
- 3.4 By what department or departments? FLORIDA DEPARTMENT OF INSURANCE
- 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 |
|------------------|---------------------|
| | |
| | |
| | |
- 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]

GENERAL INTERROGATORIES

PART 1 - COMMON INTERROGATORIES

18.22 Amount paid as expenses \$ 0
 18.23 Other amounts paid \$ 0

19.1 Does the reporting entity report any amounts due from parent, subsidiaries or affiliates on Page 2 of this statement? Yes [] No [X]
 19.2 If yes, indicate any amounts receivable from parent included in the Page 2 amount: \$ 0

INVESTMENT

20.1 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 [X]

20.2 If no, give full and complete information, relating thereto INVESTMENTS ARE HELD IN CERTAIN CUSTODIAL ARRANGEMENTS TO FACILITATE APPROPRIATE INVESTMENT FOR THE COMPANY

21.1 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 17.1). Yes [] No [X]

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

21.21 Loaned to others	\$ <u>0</u>
21.22 Subject to repurchase agreements	\$ <u>0</u>
21.23 Subject to reverse repurchase agreements	\$ <u>0</u>
21.24 Subject to dollar repurchase agreements	\$ <u>0</u>
21.25 Subject to reverse dollar repurchase agreements	\$ <u>0</u>
21.26 Pledged as collateral	\$ <u>0</u>
21.27 Placed under option agreements	\$ <u>0</u>
21.28 Letter stock or securities restricted as to sale	\$ <u>0</u>
21.29 Other	\$ <u>0</u>

21.3 For category (21.28) provide the following:

1 Nature of Restriction	2 Description	3 Amount
		0
		0
		0

22.1 Does the reporting entity have any hedging transactions reported on Schedule DB? Yes [] No [X]
 22.2 If yes, has a comprehensive description of the hedging program been made available to the domiciliary state? Yes [] No [] N/A [X]
 If no, attach a description with this statement.

23.1 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 [X]
 23.2 If yes, state the amount thereof at December 31 of the current year. \$ 0

24. 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 []

24.01 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
GOLD TRUST COMPANY	4305 FREDERICK BLVD., ST. JOSEPH, MO

24.02 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)

24.03 Have there been any changes, including name changes, in the custodian(s) identified in 24.01 during the current year? Yes [] No [X]
 24.04 If yes, give full and complete information relating thereto:

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

GENERAL INTERROGATORIES

PART 1 - COMMON INTERROGATORIES

24.05 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

25.1 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]

25.2 If yes, complete the following schedule:

1 CUSIP#	2 Name of Mutual Fund	3 Book/Adjusted Carrying Value
		0
		0
		0
		0
25.2999	Total	0

25.3 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
		0	
		0	
		0	

26. 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 (+)
26.1 Bonds	3,901,722	3,900,058	(1,664)
26.2 Preferred stocks	0	0	0
26.3 Totals	3,901,722	3,900,058	(1,664)

26.4 Describe the sources or methods utilized in determining the fair values: **FAIR VALUE IS DETERMINED BY THIRD PARTY BROKERS**

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

27.2 If no, list exceptions: _____

OTHER

28.1 Amount of payments to trade associations, service organizations and statistical or rating bureaus, if any? \$ _____ 2,000

28.2 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
DEMOTECH, INC	\$ 2,000
	\$ 0
	\$ 0

29.1 Amount of payments for legal expenses, if any? \$ _____ 36,000

29.2 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
STEWART TITLE GUARANTEE - RELATED COMPANY	\$ 36,000
	\$ 0
	\$ 0

GENERAL INTERROGATORIES

PART 1 - COMMON INTERROGATORIES

- 30.1 Amount of payments for expenditures in connection with matters before legislative bodies, officers or departments of government, if any? \$ 0
- 30.2 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 departments of government during the period covered by this statement.

1 Name	2 Amount Paid
	\$ 0
	\$ 0
	\$ 0
	\$ 0

GENERAL INTERROGATORIES

PART 2-TITLE INTERROGATORIES

- | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 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 [X] |
| 2. Largest net aggregate amount insured in any one risk. | \$ <u>50,000</u> |
| 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 [X] |
| 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 [X] |
| 5.1 Has this reporting entity guaranteed policies issued by any other entity and now in force? | YES [] NO [X] |
| 5.2 If yes, give full information |
.....
..... |
| 6. Uncompleted building construction loans: | |
| 6.1 Amount already loaned | \$ <u>0</u> |
| 6.2 Balance to be advanced | \$ <u>0</u> |
| 6.3 Total amount to be loaned | \$ <u>0</u> |
| 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 [X] |
| 7.2 If yes, give total amount of such bonds or certificates of participation issued and outstanding. | \$ <u>0</u> |
| 8. What is the aggregate amount of mortgage loans owned by the reporting entity which consist of co-ordinate interest in first liens? | \$ <u>0</u> |
| 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>0</u> |
| 9.12 Short-term investments | \$ <u>623,000</u> |
| 9.13 Mortgages | \$ <u>0</u> |
| 9.14 Cash | \$ <u>0</u> |
| 9.15 Other admissible invested assets | \$ <u>0</u> |
| 9.16 Total | \$ <u>623,000</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 except for escrow funds held by Title insurers). | |
| 9.21 Custodial funds not included in this statement were held pursuant to the governing agreements of custody in the amount of: | \$ <u>0</u> |
| These funds consist of: | |
| 9.22 In cash on deposit | \$ <u>0</u> |
| 9.23 Other forms of security | \$ <u>0</u> |

FIVE-YEAR HISTORICAL DATA

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

	1 2005	2 2004	3 2003	4 2002	5 2001
Source of Direct Title Premiums Written (Part 1A)					
1. Direct operations (Part 1A, Line 1, Col. 1)					
2. Non-affiliated agency operations (Part 1A, Line 1, Col. 2)		696,984	8,252,501	9,326,522	9,498,194
3. Affiliated agency operations (Part 1A, Line 1, Col. 3)					
4. Total		696,984	8,252,501	9,326,522	9,498,194
Operating Income Summary (Page 4 & Part 1)					
5. Premiums earned (Part 1B, Line 3)	123,684	735,385	7,919,495	8,933,773	9,076,512
6. Escrow and settlement service charges (Part 1A, Line 2)					
7. Title examinations (Part 1C, Line 1)					
8. Searches and abstracts (Part 1C, Line 2)					
9. Surveys (Part 1C, Line 3)					
10. Aggregate write-ins for service charges (Part 1C, Line 4)					
11. Aggregate write-ins for other operating income (Page 4, Line 2)				(2,331)	4,645
12. Total operating income (Page 4, Line 3)	123,684	735,385	7,919,495	8,931,442	9,081,157
Statement of Income (Page 4)					
13. Net operating gain or (loss) (Line 8)	132,052	(239,717)	603,799	667,055	618,820
14. Net investment gain or (loss) (Line 11)	106,008	46,241	40,133	79,775	72,080
15. Total other income (Line 12)		5,237	(2,775)		
16. Federal and foreign income taxes incurred (Line 14)	70,613	(22,288)	182,158	225,957	191,763
17. Net income (Line 15)	167,447	(165,951)	458,999	520,873	499,137
Balance Sheet (Pages 2 and 3)					
18. Title insurance premiums and fees receivable (Page 2, Line 13, Col. 3)			290,271	539,224	571,355
19. Total admitted assets excluding segregated accounts (Page 2, Line 24, Col. 3)	3,910,130	4,020,789	4,363,255	3,746,859	3,682,316
20. Known claims reserve (Page 3, Line 1)	54,620	329,892	336,464	162,572	116,694
21. Statutory premium reserve (Page 3, Line 2)	407,897	503,541	602,837	568,172	491,626
22. Total liabilities (Page 3, Line 21)	906,910	1,623,612	1,632,360	1,402,098	1,273,266
23. Capital paid up (Page 3, Lines 23 + 24)	20,575	20,575	20,575	20,575	20,575
24. Surplus as regards policyholders (Page 3, Line 30)	3,003,220	2,397,177	2,730,895	2,344,761	2,409,050
Percentage Distribution of Cash, Cash Equivalents and Invested Assets (Page 2, Col. 3)					
(Item divided by Page 2, Line 10, Col. 3) x 100.0					
25. Bonds (Line 1)	2.0	2.1	2.3	9.3	38.7
26. Stocks (Lines 2.1 & 2.2)					
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)	98.0	97.9	97.7	90.7	61.3
30. Contract loans (Line 6)				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
34. Subtotals cash, cash equivalents 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)					
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					
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)					

FIVE-YEAR HISTORICAL DATA

(Continued)

	1 2005	2 2004	3 2003	4 2002	5 2001
Capital and Surplus Accounts (Page 4)					
43. Net unrealized capital gains or (losses) (Line 18)				(49,293)	(17,900)
44. Change in nonadmitted assets (Line 21)	69,473	(3,197)	97,171	64,955	(46,878)
45. Dividends to stockholders (Line 28)				(172,474)	
46. Change in surplus as regards policyholders for the year (Line 31)	606,043	(333,718)	386,134	(64,289)	223,450
Losses Paid and Incurred (Part 2A)					
47. Net payments (Line 5, Col. 4)	148,394	313,971	445,723	241,482	205,440
48. Losses and allocated LAE incurred (Line 8, Col. 4)	(126,878)	307,399	619,615	287,360	232,994
49. Unallocated LAE incurred (Line 9, Col. 4)			7,500	35,000	35,000
50. Losses and loss adjustment expenses incurred (Line 10, Col. 4)	(126,878)	307,399	627,115	322,360	267,994
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)		0.1	4.6	6.6	8.2
52. Amount paid to or retained by title agents (Part 3, Line 2, Col. 4)		66.3	73.0	73.1	73.2
53. All other operating expenses (Part 3, Lines 24 minus 1.5 minus 2, Col. 4)	95.8	24.4	6.9	9.2	8.8
54. Total (Lines 51 to 53)	95.8	90.8	84.5	88.9	90.2
Operating Percentages (Page 4) (Line item divided by Page 4, Line 3 x 100.0)					
55. Losses and loss adjustment expenses incurred (Line 4)	(102.6)	41.8	7.9	3.6	2.9
56. Operating expenses incurred (Line 5)	95.8	90.8	84.5	88.9	90.2
57. Aggregate write-ins for other operating deductions (Line 6)					
58. Total operating deductions (Line 7)	(6.8)	132.6	92.4	92.5	93.1
59. Net operating gain or (loss) (Line 8)	106.8	(32.6)	7.6	7.5	6.8
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)	(452.5)	48.3	7.9	3.6	2.9
61. Operating expenses incurred to net premiums written (Page 4, Line 5)	422.6	105.0	84.1	88.1	90.2

SCHEDULE A - VERIFICATION BETWEEN YEARS Real Estate

1. Book/adjusted carrying value, December 31, prior year		
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	NONE	
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)		

SCHEDULE B - VERIFICATION BETWEEN YEARS Mortgage Loans

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	NONE	
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)		

SCHEDULE BA - VERIFICATION BETWEEN YEARS Long-Term Invested Assets

1. Book/adjusted carrying value of long-term invested assets owned, December 31 of prior year		
2. Cost of acquisitions during year:		
2.1 Actual cost at time of acquisitions		
2.2 Additional investment made after acquisitions		
3. Accrual of discount		
4. Increase (decrease) by adjustment		
5. Total profit (loss) on sale	NONE	
6. Amounts paid on account or in full during the year		
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		
10. Total valuation allowance		
11. Subtotal (Lines 9 plus 10)		
12. Total nonadmitted amounts		
13. Statement value of long-term invested assets at end of current period (Page 2, Line 7, Column 3)		

SCHEDULE D - SUMMARY BY COUNTRY
 Long-Term Bonds and Stocks OWNED December 31 of Current Year

Description		1	2	3	4
		Book/Adjusted Carrying Value	Fair Value	Actual Cost	Par Value of Bonds
BONDS Governments (Including all obligations guaranteed by governments)	1. United States				
	2. Canada				
	3. Other Countries				
	4. Totals				
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				
	10. Canada				
	11. Other Countries				
	12. Totals				
Special revenue and special assessment obligations and all non-guaranteed obligations of agencies and authorities of governments and their political subdivisions	13. United States	79,175	77,511	79,176	77,052
	14. Canada				
	15. Other Countries				
	16. Totals	79,175	77,511	79,176	77,052
Public Utilities (unaffiliated)	17. United States				
	18. Canada				
	19. Other Countries				
	20. Totals				
Industrial and Miscellaneous and Credit Tenant Loans (unaffiliated)	21. United States				
	22. Canada				
	23. Other Countries				
	24. Totals				
Parent, Subsidiaries and Affiliates	25. Totals				
	26. Total Bonds	79,175	77,511	79,176	77,052
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	79,175	77,511	79,176	

SCHEDULE D - VERIFICATION BETWEEN YEARS
 Bonds and Stocks

1. Book/adjusted carrying value of bonds and stocks, prior year	84,005	7. Amortization of premium	
2. Cost of bonds and stocks acquired, Column 7, Part 3		8. Foreign Exchange Adjustment:	
3. Accrual of discount		8.1 Column 15, Part 1	
4. Increase (decrease) by adjustment:		8.2 Column 19, Part 2, Section 1	
4.1 Columns 12 - 14, Part 1	27	8.3 Column 16, Part 2, Section 2	
4.2 Column 15 - 17, Part 2, Section 1		8.4 Column 15, Part 4	
4.3 Column 15, Part 2, Section 2		9. Book/adjusted carrying value at end of current period	79,175
4.4 Column 11 - 13, Part 4	27	10. Total valuation allowance	
5. Total gain (loss), Column 19, Part 4		11. Subtotal (Lines 9 plus 10)	79,175
6. Deduct consideration for bonds and stocks disposed of Column 7, Part 4	4,857	12. Total nonadmitted amounts	
		13. Statement value of bonds and stocks, current period	79,175

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											
1.2 Class 2											
1.3 Class 3											
1.4 Class 4											
1.5 Class 5											
1.6 Class 6											
1.7 Totals											
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											
4.2 Class 2											
4.3 Class 3											
4.4 Class 4											
4.5 Class 5											
4.6 Class 6											
4.7 Totals											
5. Special Revenue & Special Assessment Obligations, etc., Non-Guaranteed, Schedules D & DA (Group 5)											
5.1 Class 1	6,843	16,670	23,537	32,125		79,175	2,728	84,005	2,976	79,175	
5.2 Class 2											
5.3 Class 3											
5.4 Class 4											
5.5 Class 5											
5.6 Class 6											
5.7 Totals	6,843	16,670	23,537	32,125		79,175	2,728	84,005	2,976	79,175	

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	2,823,403					2,823,403	97.272	2,738,492	97.024	2,823,403	
7.2 Class 2											
7.3 Class 3											
7.4 Class 4											
7.5 Class 5											
7.6 Class 6											
7.7 Totals	2,823,403					2,823,403	97.272	2,738,492	97.024	2,823,403	
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	2,830,246	16,670	23,537	32,125		2,902,578	100.000	X X X	X X X	2,902,578	
10.2 Class 2								X X X	X X X		
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	2,830,246	16,670	23,537	32,125		2,902,578	100.000	X X X	X X X	2,902,578	
10.8 Line 10.7 as a % of Col. 6	97.508	0.574	0.811	1.107		100.000	X X X	X X X	X X X	100.000	
11. Total Bonds Prior Year											
11.1 Class 1	2,747,108	16,160	23,200	36,029		X X X	X X X	2,822,497	100.000	2,822,497	
11.2 Class 2						X X X	X X X				
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	2,747,108	16,160	23,200	36,029		X X X	X X X	2,822,497	100.000	2,822,497	
11.8 Line 11.7 as a % of Col. 8	97.329	0.573	0.822	1.276		X X X	X X X	100.000	X X X	100.000	
12. Total Publicly Traded Bonds											
12.1 Class 1	2,830,246	16,670	23,537	32,125		2,902,578	100.000	2,822,497	100.000	2,902,578	X X X
12.2 Class 2											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	2,830,246	16,670	23,537	32,125		2,902,578	100.000	2,822,497	100.000	2,902,578	X X X
12.8 Line 12.7 as a % of Col. 6	97.508	0.574	0.811	1.107		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	97.508	0.574	0.811	1.107		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											
	1.2 Single Class Mortgage-Backed/Asset-Backed Securities											
	1.7 Totals											
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											
	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											
5.	Special Revenue & Special Assessment Obligations, etc., Non-Guaranteed, Schedules D & DA (Group 5)											
	5.1 Issuer Obligations											
	5.2 Single Class Mortgage-Backed/Asset-Backed Securities											
	MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES											
	5.3 Defined	6,843	16,670	23,537	32,125		79,175	2,728	84,005	2,976	79,125	
	5.4 Other											
	MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES											
	5.5 Defined											
	5.6 Other											
	5.7 Totals	6,843	16,670	23,537	32,125		79,175	2,728	84,005	2,976	79,125	

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											
	7.2 Single Class Mortgage-Backed/Asset-Backed Securities	2,823,403					2,823,403	97.272	2,738,492	97.024	2,823,403	
	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	2,823,403						2,823,403	97.272	2,738,492	97.024	2,823,403	
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								X X X	X X X		
10.2 Single Class Mortgage-Backed/Asset-Backed Securities MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES	2,823,403					2,823,403	97.272	X X X	X X X	2,823,403	
10.3 Defined	6,843	16,670	23,537	32,125		79,175	2.728	X X X	X X X	79,125	
10.4 Other MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES								X X X	X X X		
10.5 Defined								X X X	X X X		
10.6 Other								X X X	X X X		
10.7 Totals	2,830,246	16,670	23,537	32,125		2,902,578	100.000	X X X	X X X	2,902,528	
10.8 Line 10.7 as a % of Col. 6	97.508	0.574	0.811	1.107		100.000	X X X	X X X	X X X	99.998	
11. Total Bonds Prior Year											
11.1 Issuer Obligations						X X X	X X X				
11.2 Single Class Mortgage-Backed/Asset-Backed Securities MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES	2,738,492					X X X	X X X	2,738,492	97.024	2,738,492	
11.3 Defined	8,616	16,160	23,200	36,029		X X X	X X X	84,005	2.976	84,005	
11.4 Other MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES						X X X	X X X				
11.5 Defined						X X X	X X X				
11.6 Other						X X X	X X X				
11.7 Totals	2,747,108	16,160	23,200	36,029		X X X	X X X	2,822,497	100.000	2,822,497	
11.8 Line 11.7 as a % of Col. 8	97.329	0.573	0.822	1.276		X X X	X X X	100.000	X X X	100.000	
12. Total Publicly Traded Bonds											
12.1 Issuer Obligations											X X X
12.2 Single Class Mortgage-Backed/Asset-Backed Securities MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES	2,823,403					2,823,403	97.272	2,738,492	97.024	2,823,403	X X X
12.3 Defined	6,843	16,670	23,537	32,125		79,175	2.728	84,005	2.976	79,175	X X X
12.4 Other MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES											X X X
12.5 Defined											X X X
12.6 Other											X X X
12.7 Totals	2,830,246	16,670	23,537	32,125		2,902,578	100.000	2,822,497	100.000	2,902,578	X X X
12.8 Line 12.7 as a % of Col. 6	97.508	0.574	0.811	1.107		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	97.508	0.574	0.811	1.107		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 MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES										X X X	
13.3 Defined										X X X	
13.4 Other MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES										X X X	
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	

SCHEDULE DA - PART 2 - VERIFICATION BETWEEN YEARS

Short - Term Investments

	1	2	3	4	5
	Total	Bonds	Mortgage Loans	Other Short-term Investment Assets (a)	Investments in Parent, Subsidiaries and Affiliates
1. Book/adjusted carrying value, December 31 of prior year	2,738,492	2,738,492			
2. Cost of short-term investments acquired	84,911	84,911			
3. Increase (decrease) by adjustment					
4. Increase (decrease) by foreign exchange adjustment					
5. Total profit (loss) on disposal of short-term investments					
6. Consideration received on disposal of short-term investments					
7. Book/adjusted carrying value, current year	2,823,403	2,823,403			
8. Total valuation allowance					
9. Subtotal (Lines 7 plus 8)	2,823,403	2,823,403			
10. Total nonadmitted amounts					
11. Statement value (Lines 9 minus 10)	2,823,403	2,823,403			
12. Income collected during year	73,783	73,783			
13. Income earned during year	75,304	75,304			

(a) Indicate the category of such assets, for example, joint ventures, transportation equipment: MONEY MARKET ACCOUTS

- 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**
- NONE** **Schedule E - Part 1A**
- NONE** **Schedule E - Part 1B**
- NONE** **Schedule E - Part 1C**

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			
2. Suspended depositories			
3. Total segregated cash funds held for others (General Interrogatories-Part 2, Line 9.22)			
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)			
Company Funds on Hand and on Deposit			
General Funds			
6. Open depositories			999,144
7. Suspended depositories			
8. Total general funds			999,144
Reinsurance Reserve Funds			
9. Open depositories			
10. Suspended depositories			
11. Total reinsurance reserve funds			
Total Company Funds			
12. Open depositories			999,144
13. Suspended depositories			
14. Total company funds on deposit (Lines 8 & 11)			999,144
15. Company funds on hand			
16. Total company funds on hand and on deposit			999,144

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			
18. Suspended depositories			
19. Total segregated funds held for others			
Company Funds on Deposit			
20. Open depositories	24,378	19,075	1,038,834
21. Suspended depositories			
22. Total company funds on deposit	24,378	19,075	1,038,834
Total All Funds on Deposit			
23. Open depositories			
24. Suspended depositories			
25. Total all funds on deposit			

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

NONE **Schedule F - Part 1**

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	TX		(28)	(28)						
0199999	Total Authorized - Affiliates - U.S. Intercompany Pooling				(28)	(28)						
0499999	Total Authorized - Affiliates				(28)	(28)						
0999999	Total Authorized				(28)	(28)						
<div style="position: absolute; left: -100px; top: 50%; transform: translateY(-50%); font-weight: bold;">88</div>												
9999999	Totals				(28)	(28)						

- NONE** **Schedule F - Part 3**
- NONE** **Schedule H - Part 1**
- NONE** **Schedule H - Part 2**
- NONE** **Schedule H - Part 3 and Verification**
- NONE** **Schedule H - Part 4**

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												
2. 1996													
3. 1997	78	383			10	373	27				60		
4. 1998	1,172	5,756		(4)	161	5,591	111				256		
5. 1999	1,725	8,474			260	8,214	89				228		
6. 2000	1,981	8,173			290	7,883	148				205		
7. 2001	2,094	9,498			318	9,180	74				117		
8. 2002	2,126	9,326			316	9,010	125				75		
9. 2003	1,907	8,252			298	7,954	127				22		
10. 2004	307	697			61	636	12			2	1		
11. 2005					(28)	28							
12. Totals	X X X	50,559		(4)	1,686	48,869	713			2	964		

	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											
2. 1996											
3. 1997			87	29				2			
4. 1998	95	14	381	75	1			54		2	9
5. 1999	37	25	342	55				78		3	13
6. 2000	10	30	383	67	13			84		3	17
7. 2001	2	16	207	43	34			114		4	25
8. 2002	2	5	205	39	7			144		5	26
9. 2003		8	157	14				156		6	27
10. 2004			11	2				40		2	7
11. 2005								3			1
12. Total	146	98	1,773	324	55			675		25	125

	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								X X X				
2. 1996												
3. 1997	2		89			89	0.232	0.239	1.141		2	
4. 1998	62	3	422		2	420	0.077	0.079	0.378		62	
5. 1999	88		395		3	392	0.051	0.052	0.249		88	
6. 2000	111	4	450		3	447	0.061	0.063	0.249		111	
7. 2001	169	3	339		4	335	0.040	0.041	0.180		169	
8. 2002	172	6	351		5	346	0.041	0.042	0.177		172	
9. 2003	177	2	305		6	299	0.041	0.042	0.175		177	
10. 2004	45		53		4	49	0.086	0.088	0.182		45	
11. 2005	4		3		3	3		0.143			4	
12. Total	830	18	2,407		27	2,380	X X X	X X X	X X X		X X X	830

NONE **Schedule P - Part 1A**

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											
2. 1996												
3. 1997	78	383			10	373	27				60	
4. 1998	1,172	5,756		(4)	161	5,591	111				256	
5. 1999	1,725	8,474			260	8,214	89				228	
6. 2000	1,981	8,173			290	7,883	148				205	
7. 2001	2,094	9,498			318	9,180	74				117	
8. 2002	2,126	9,326			316	9,010	125				75	
9. 2003	1,907	8,252			298	7,954	127				22	
10. 2004	307	697			61	636	12			2	1	
11. 2005					(28)	28						
12. Totals	X X X	50,559		(4)	1,686	48,869	713			2	964	

	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											
2. 1996											
3. 1997			87	29				2			
4. 1998	95	14	381	75	1			54		2	9
5. 1999	37	25	342	55				78		3	13
6. 2000	10	30	383	67	13			84		3	17
7. 2001	2	16	207	43	34			114		4	25
8. 2002	2	5	205	39	7			144		5	26
9. 2003		8	157	14				156		6	27
10. 2004			11	2				40		2	7
11. 2005								3			1
12. Total	146	98	1,773	324	55			675		25	125

	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								X X X				
2. 1996												
3. 1997	2		89			89	0.232	0.239	1.141		2	
4. 1998	62	3	422		2	420	0.077	0.079	0.378		62	
5. 1999	88		395		3	392	0.051	0.052	0.249		88	
6. 2000	111	4	450		3	447	0.061	0.063	0.249		111	
7. 2001	169	3	339		4	335	0.040	0.041	0.180		169	
8. 2002	172	6	351		5	346	0.041	0.042	0.177		172	
9. 2003	177	2	305		6	299	0.041	0.042	0.175		177	
10. 2004	45		53		4	49	0.086	0.088	0.182		45	
11. 2005	4		3			3		0.143			4	
12. Total	830	18	2,407		27	2,380	X X X	X X X	X X X		X X X	830

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
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
1. Prior										
2. 1986										
3. 1987										
4. 1988										
5. 1989										
6. 1990										
7. 1991										
8. 1992										
9. 1993										
10. 1994										
11. 1995										
12. 1996										
13. 1997	X X X		10	16	15	25	35	59	91	89
14. 1998	X X X	X X X	209	197	390	330	299	391	457	420
15. 1999	X X X	X X X	X X X	230	345	319	402	479	441	392
16. 2000	X X X	X X X	X X X	X X X	323	457	386	481	498	447
17. 2001	X X X	X X X	X X X	X X X	X X X	253	329	389	426	335
18. 2002	X X X	X X X	X X X	X X X	X X X	X X X	366	530	507	346
19. 2003	X X X	X X X	X X X	X X X	X X X	X X X	X X X	419	452	299
20. 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	86	49
21. 2005	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

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
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005		
1. Prior												
2. 1986												
3. 1987												
4. 1988												
5. 1989												
6. 1990												
7. 1991												
8. 1992												
9. 1993												
10. 1994												
11. 1995												
12. 1996												
13. 1997	X X X		3	14	15	18	30	54	87	87	17	12
14. 1998	X X X	X X X	2	48	178	176	207	301	354	367	39	33
15. 1999	X X X	X X X	X X X	6	91	158	222	303	317	317	39	16
16. 2000	X X X	X X X	X X X	X X X	35	145	202	230	306	353	43	20
17. 2001	X X X	X X X	X X X	X X X	X X X	27	84	153	167	191	35	5
18. 2002	X X X	X X X	X X X	X X X	X X X	X X X	21	143	188	200	29	4
19. 2003	X X X	X X X	X X X	X X X	X X X	X X X	X X X	28	98	149	9	3
20. 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	10	11	2	
21. 2005	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			

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
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
1. Prior										
2. 1986										
3. 1987										
4. 1988										
5. 1989										
6. 1990										
7. 1991										
8. 1992										
9. 1993										
10. 1994										
11. 1995										
12. 1996										
13. 1997	X X X			7	2			1	2	
14. 1998	X X X	X X X		4	10	32	35	8	3	23
15. 1999	X X X	X X X	X X X		12	23	7	44	45	
16. 2000	X X X	X X X	X X X	X X X		34	34	35	98	63
17. 2001	X X X	X X X	X X X	X X X	X X X		2	15	20	66
18. 2002	X X X	X X X	X X X	X X X	X X X	X X X		21	119	87
19. 2003	X X X	X X X	X X X	X X X	X X X	X X X	X X X		50	91
20. 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		
21. 2005	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	

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
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
1. Prior										
2. 1986										
3. 1987										
4. 1988										
5. 1989										
6. 1990										
7. 1991										
8. 1992										
9. 1993										
10. 1994										
11. 1995										
12. 1996										
13. 1997	X X X									
14. 1998	X X X	X X X					18			
15. 1999	X X X	X X X	X X X				3			
16. 2000	X X X	X X X	X X X	X X X			17			
17. 2001	X X X	X X X	X X X	X X X	X X X		1			
18. 2002	X X X	X X X	X X X	X X X	X X X	X X X				
19. 2003	X X X	X X X	X X X	X X X	X X X	X X X	X X X			
20. 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		
21. 2005	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	

**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 1996	2 1997	3 1998	4 1999	5 2000	6 2001	7 2002	8 2003	9 2004	10 2005
1. Prior										
2. 1986										
3. 1987										
4. 1988										
5. 1989										
6. 1990										
7. 1991										
8. 1992										
9. 1993										
10. 1994										
11. 1995										
12. 1996										
13. 1997	X X X					7	4	4	4	2
14. 1998	X X X	X X X	203	139	126	101	81	88	80	52
15. 1999	X X X	X X X	X X X	200	231	151	133	131	124	75
16. 2000	X X X	X X X	X X X	X X X	254	261	146	151	129	81
17. 2001	X X X	X X X	X X X	X X X	X X X	223	215	215	193	110
18. 2002	X X X	X X X	X X X	X X X	X X X	X X X	309	269	232	139
19. 2003	X X X	X X X	X X X	X X X	X X X	X X X	X X X	342	263	150
20. 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	76	38
21. 2005	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

**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
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
1. Prior										
2. 1996										
3. 1997	X X X									
4. 1998	X X X	X X X	16	52	1	69	70	69	69	69
5. 1999	X X X	X X X	X X X	39	96	147	117	114	114	114
6. 2000	X X X	X X X	X X X	X X X	209	256	332	372	374	369
7. 2001	X X X	X X X	X X X	X X X	X X X	169	217	242	241	231
8. 2002	X X X	X X X	X X X	X X X	X X X	X X X	140	252	251	245
9. 2003	X X X	X X X	X X X	X X X	X X X	X X X	X X X	537	450	339
10. 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	358	338
11. 2005	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	13

**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		
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005		
1. Prior												
2. 1996												
3. 1997	X X X											
4. 1998	X X X	X X X	6	48	69	69	67	69	69	69	6	12
5. 1999	X X X	X X X	X X X	32	106	133	114	114	114	114	21	12
6. 2000	X X X	X X X	X X X	X X X	144	225	269	366	369	369	40	39
7. 2001	X X X	X X X	X X X	X X X	X X X	117	184	230	231	231	43	12
8. 2002	X X X	X X X	X X X	X X X	X X X	X X X	130	238	245	245	36	9
9. 2003	X X X	X X X	X X X	X X X	X X X	X X X	X X X	194	324	332	36	8
10. 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	175	305	21	2
11. 2005	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	13	9	

**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
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
1. Prior										
2. 1996										
3. 1997	X X X									
4. 1998	X X X	X X X	11	2		35				
5. 1999	X X X	X X X	X X X	22	27	7				
6. 2000	X X X	X X X	X X X	X X X	62	34	59	6	5	
7. 2001	X X X	X X X	X X X	X X X	X X X	2	17	12	10	
8. 2002	X X X	X X X	X X X	X X X	X X X	X X X	48	14	6	
9. 2003	X X X	X X X	X X X	X X X	X X X	X X X	X X X	341	126	7
10. 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	183	34
11. 2005	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	13

**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
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
1. Prior										
2. 1996										
3. 1997	X X X									
4. 1998	X X X	X X X				18	3			
5. 1999	X X X	X X X	X X X			3	3			
6. 2000	X X X	X X X	X X X	X X X		17	3			
7. 2001	X X X	X X X	X X X	X X X	X X X	1	15			
8. 2002	X X X	X X X	X X X	X X X	X X X	X X X	15			
9. 2003	X X X	X X X	X X X	X X X	X X X	X X X	X X X			
10. 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		
11. 2005	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	

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. 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.

- 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	NO								
6. Colorado	CO	NO								
7. Connecticut	CT	NO								
8. Delaware	DE	NO								
9. Dist. Columbia	DC	NO								
10. Florida	FL	YES	R			123,684	148,394	(126,878)	54,620	
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	NO								
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) 1	X X X				123,684	148,394	(126,878)	54,620	

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 "AI" 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 Corporation-SISCO
0340	Stewart	50121	TX	74-0924290	Stewart Title Guaranty Company-STG(SISCO)
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%)
0340	Stewart	50156	IL	34-0805709	National Land Title Insurance Company(STG)
0340	Stewart	51420	NY	76-0233294	Stewart Title Insurance Company(STG)
0340	Stewart	50036	OR	91-1800766	Stewart Title Insurance Co. of Oregon(STG)
		00000	MX	AA-2734105	Stewart Title Guaranty De Mexico(STG)
		00000	EN	AA-1124112	Stewart Title Limited (United Kingdom)(STG)
0340	Stewart	32336	VT	03-0311175	Title Reinsurance Company(STG)
		00000	TX	74-0923770	Stewart Title Co. of Galveston-STC(STG)
		00000	TX	74-2327609	Stewart Title of Austin(STC)
		00000	TX	74-2783918	Stewart Title Corpus Christi(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 o 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	WA	91-1202822	Stewart Title of Washington(STC)
		00000	AR	71-0858758	Ultima Corp.(STC)
		00000	AZ	86-0223200	Stewart Title & Trust of Phoenix(STC)
		00000	CA	95-4607898	Stewart Title of California (STC)
		00000	CA	57-1140281	GlobeExplorer(STC)
		00000	CA	94-1311451	California Land Title of Marin(STC)
		00000	IL	36-3849696	Stewart Title of Illinois (STC)
		00000	CA	94-2812125	Consolidated Title(STC)
		00000	CA	68-0166273	OnLine Documents Inc.(STC)
		00000	DE	74-2803466	Landata Group Inc.(STC)
		00000	FL	59-3138251	Tampa Cypress Partners(STC)
		00000	FL	59-3667114	Southern Title Holding(STC)
		00000	FL	65-0093460	Executive Title Insurance(STC)
		00000	MO	43-1622646	Stewart Title Inc.(STC)
		00000	MT	81-0529591	Stewart Title of Montana(STC)
		00000	PL	99-9999999	Stewart International Spolka Z Organizona(STC)
		00000	TN	62-0947657	First Data Systems(STC)
		00000	TN	20-1624648	Stewart Title of Tennessee(STC)
		00000	TX	76-0450977	Stewart Mortgage Information(STC)
		00000	TX	74-1959294	Landata Inc.(STC)

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

00000	TX	74-2334790	REI Data(STC)
00000	TX	65-1223112	Stewart Realty Solutions(STC)
00000	TX	20-1820620	StarTex(STC)
00000	DE	33-0912302	RealEC Inc.(STC)
00000	AZ	57-1140281	Air Photo (STC)
00000	TX	76-0360990	Stewart Information International Inc.(STC)
00000	CN	99-9999999	Lawyers Mortgage Network Inc.(STC)

SUPPLEMENTAL EXHIBITS AND SCHEDULES INTERROGATORIES

The following supplemental reports are required to be filed as part of your statement filing unless specifically waived by the domiciliary state. However, in the event that your domiciliary state waives the filing requirement, your response of **WAIVED** 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.

MARCH FILING

- | | <u>Response</u> |
|-----------------------------------------------------------------------------------------------------|-----------------|
| 1. Will the Supplemental Compensation Exhibit be filed with the state of domicile by March 1? | See Explanation |
| 2. Will an actuarial opinion be filed by March 1? | Yes |

APRIL FILING

- | | |
|--------------------------------------------------------------------------------------------|-----|
| 3. Will Management's Discussion and Analysis be filed by April 1? | Yes |
| 4. Will the Supplemental Schedule of Business Written by Agency be filed by April 1? | Yes |
| 5. Will the Investment Risks Interrogatories be filed by April 1? | Yes |

JUNE FILING

- | | |
|---------------------------------------------------------------|--------|
| 6. Will an audited financial report be filed by June 1? | Waived |
|---------------------------------------------------------------|--------|

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.

MARCH FILING

- | | |
|-----------------------------------------------------------------------------------------------------------------|-----------------|
| 7. Will Schedule SIS (Stockholder Information Supplement) be filed with the state of domicile by March 1? | See Explanation |
|-----------------------------------------------------------------------------------------------------------------|-----------------|

Explanation:

1. No compensation paid during 2005
-
7. Less than 100 stockholders, not required
-
-

Bar code:



5003520054600000



5003520052200000



5003520054200000

OVERFLOW PAGE FOR WRITE-INS

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**

NONE **Schedule BA - Part 1**

NONE **Schedule BA - Part 2**

SCHEDULE D - PART 1
 Showing All Long-Term BONDS Owned December 31 of Current Year

1 CUSIP Identification	2 Description	Codes			6 NAIC Designation	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
312912-LU-0	FHLMC SERIES 1391 CLASS D				1FE	3,517	100.42	4,088	4,072	3,516					6.000	8.330	MTLY	21	207	06/13/2001	10/15/2022
312908-E7-7	FHLMC SERIES 1217 CLASS L				1FE	75,659	100.61	73,423	72,980	75,659		105 (117)			6.000	7.570	MTLY	503	5,731	05/11/2001	11/15/2018
2799999	Subtotal - Defined Multi-Class Residential Mortgage-Backed Securities					79,176	X X X	77,511	77,052	79,175		(12)			X X X	X X X	X X X	524	5,938	X X X	X X X
3199999	Subtotals - Special Revenue					79,176	X X X	77,511	77,052	79,175		(12)			X X X	X X X	X X X	524	5,938	X X X	X X X
5699999	Total Bonds - Defined Multi-Class Residential Mortgage-Backed Securities					79,176	X X X	77,511	77,052	79,175		(12)			X X X	X X X	X X X	524	5,938	X X X	X X X
6099999	Total Bonds					79,176	X X X	77,511	77,052	79,175		(12)			X X X	X X X	X X X	524	5,938	X X X	X X X

8 0 8

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

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

NONE **Schedule D - Part 3**

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.						
312912-LU-0	FHLMC SERIES 1391 CLASS D		12/15/2005	PRINCIPAL RECEIPT		1,748	1,748.00	1,702	1,702						1,748			89	10/15/2022	
312908-E7-7	FHLMC SERIES 1217 CLASS L		12/15/2005	PRINCIPAL RECEIPT		3,110	3,110.00	3,115	3,115						3,110			244	11/15/2018	
0399999	Subtotal - Bonds - U.S. Governments				X X X	4,858	4,858.00	4,817	4,817						4,858			333	X X X	
6099997	Subtotal - Bonds - Part 4				X X X	4,858	4,858.00	4,817	4,817						4,858			333	X X X	
6099999	Total - Bonds				X X X	4,858	4,858.00	4,817	4,817						4,858			333	X X X	
7499999	Totals					4,858	X X X	4,817	4,817						4,858			333	X X X	

E 1 2

NONE **Schedule D - Part 5**

NONE **Schedule D - Part 6 - Section 1 and 2**

SCHEDULE DA - PART 1

Showing all SHORT-TERM INVESTMENTS Owned December 31 of Current Year

1 Description	Codes		4 Date Acquired	5 Name of Vendor	6 Maturity Date	7 Book/ Adjusted Carrying Value	Change in Book/Adjusted Carrying Value				12 Par Value	13 Actual Cost	Interest					20 Paid for Accrued Interest
	2 Code	3 F o r e i g n					8 Unrealized Valuation Increase/ (Decrease)	9 Current Year's (Amort- ization)/ Accretion	10 Current Year's Other Than Temporary Impairment Recognized	11 Total Foreign Exchange Change in B./A.C.V.			14 Amount Due and Accrued Dec. 31 of Current Year on Bond Not in Default	15 Non-Admitted Due and Accrued	16 Rate of	17 Effective Rate of	18 How Paid	
FINANCIAL SQUARE MONEY MARKET PRIME OBLIGATION FUND			07/01/2003 07/01/2003	GOLD TRUST COMPANY GOLD TRUST COMPANY	12/31/2006 12/31/2006	2,200,403 623,000					2,200,403 623,000			3.930 3.910	3.930 3.910	MTLY MTLY	57,499 16,284	
8099999 Subtotal - Class One Money Market Mutual Funds						2,823,403					X X X 2,823,403			X X X	X X X	X X X	73,783	
8299999 Totals						2,823,403					X X X 2,823,403			X X X	X X X	X X X	73,783	

E 1 5

- 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**

NONE **Schedule E - Part 2**

SCHEDULE E - PART 3 - SPECIAL DEPOSITS

States, Etc.	1 Type of Deposit	2 Purpose of Deposit	Deposits with the State of Domicile For the Benefit of All Policyholders		All Other Special Deposits	
			3 Book/Adjusted Carrying Value	4 Fair Value	5 Book/Adjusted Carrying Value	6 Fair Value
1. Alabama	AL					
2. Alaska	AK					
3. Arizona	AZ					
4. Arkansas	AR					
5. California	CA					
6. Colorado	CO					
7. Connecticut	CT					
8. Delaware	DE					
9. District of Columbia	DC					
10. Florida	FL	O FL DOI RES QUALIFICATION			200,351	200,351
11. Georgia	GA					
12. Hawaii	HI					
13. Idaho	ID					
14. Illinois	IL					
15. Indiana	IN					
16. Iowa	IA					
17. Kansas	KS					
18. Kentucky	KY					
19. Louisiana	LA					
20. Maine	ME					
21. Maryland	MD					
22. Massachusetts	MA					
23. Michigan	MI					
24. Minnesota	MN					
25. Mississippi	MS					
26. Missouri	MO					
27. Montana	MT					
28. Nebraska	NE					
29. Nevada	NV					
30. New Hampshire	NH					
31. New Jersey	NJ					
32. New Mexico	NM					
33. New York	NY					
34. North Carolina	NC					
35. North Dakota	ND					
36. Ohio	OH					
37. Oklahoma	OK					
38. Oregon	OR					
39. Pennsylvania	PA					
40. Rhode Island	RI					
41. South Carolina	SC					
42. South Dakota	SD					
43. Tennessee	TN					
44. Texas	TX					
45. Utah	UT					
46. Vermont	VT					
47. Virginia	VA					
48. Washington	WA					
49. West Virginia	WV					
50. Wisconsin	WI					
51. Wyoming	WY					
52. American Samoa	AS					
53. Guam	GU					
54. Puerto Rico	PR					
55. US Virgin Islands	VI					
56. Canada	CN					
57. Aggregate Alien and Other	OT	X X X	X X X			
58. Total	X X X	X X X			200,351	200,351

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