

ANNUAL STATEMENT

For the Year Ended December 31, 2009
OF THE CONDITION AND AFFAIRS OF THE



51535200920100100

Ticor Title Insurance Company of Florida

NAIC Group Code 0670 0670 NAIC Company Code 51535 Employer's ID Number 59-1971665
(Current Period) (Prior Period)

Organized under the Laws of NE, State of Domicile or Port of Entry NE

Country of Domicile US

Incorporated/Organized: February 4, 1980 Commenced Business: February 27, 1980

Statutory Home Office: 6601 Frances Street, Omaha, NE 68106
(Street and Number) (City or Town, State and Zip Code)

Main Administrative Office: 601 Riverside Ave
(Street and Number)

Jacksonville, FL 32204 904-854-8100
(City or Town, State and Zip Code) (Area Code) (Telephone Number)

Mail Address: 601 Riverside Ave, Jacksonville, FL 32204
(Street and Number or P.O. Box) (City or Town, State and Zip Code)

Primary Location of Books and Records: 601 Riverside Avenue Jacksonville, FL 32204 904-854-8100
(Street and Number) (City or Town, State and Zip Code) (Area Code) (Telephone Number)

Internet Web Site Address: www.fnf.com

Statutory Statement Contact: Jan R. Wilson 904-854-8100
(Name) (Area Code) (Telephone Number) (Extension)
jan.wilson@fnf.com 904-357-1066
(E-Mail Address) (Fax Number)

OFFICERS

	Name	Title
1.	<u>Raymond Randall Quirk</u>	<u>President & CEO</u>
2.	<u>Michael Louis Gravelle</u>	<u>EVP, Legal & Corporate Secretary</u>
3.	<u>Anthony John Park</u>	<u>EVP & Chief Financial Officer</u>

VICE-PRESIDENTS

Name	Title	Name	Title
<u>Christopher (NMN) Abbinante</u>	<u>EVP</u>	<u>Paul Ignatius Perez</u>	<u>EVP</u>
<u>Peter Tadeusz Sadowski</u>	<u>EVP</u>	<u>Alan Lynn Stinson</u>	<u>EVP</u>
<u>Gary Robert Urquhart</u>	<u>EVP</u>	<u>John Arthur Wunderlich</u>	<u>EVP</u>
<u>Daniel Kennedy Murphy</u>	<u>SVP and Treasurer</u>		

DIRECTORS OR TRUSTEES

<u>Christopher (NMN) Abbinante</u>	<u>Erika (NMN) Meinhardt</u>	<u>Anthony John Park</u>	<u>Theodore Leroy Kessner</u>
<u>Raymond Randall Quirk</u>			

State of

County of 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.

<u>(Signature)</u> <u>Raymond Randall Quirk</u> <u>(Printed Name)</u> 1. <u>President & CEO</u> <u>(Title)</u>	<u>(Signature)</u> <u>Michael Louis Gravelle</u> <u>(Printed Name)</u> 2. <u>EVP, Legal & Corporate Secretary</u> <u>(Title)</u>	<u>(Signature)</u> <u>Anthony John Park</u> <u>(Printed Name)</u> 3. <u>EVP & Chief Financial Officer</u> <u>(Title)</u>
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Subscribed and sworn to (or affirmed) before me on this _____ day of _____, 2010, by

- a. Is this an original filing? Yes 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)	98,856,523		98,856,523	87,270,902
2. Stocks (Schedule D):				
2.1 Preferred stocks				
2.2 Common stocks	10,000		10,000	1,674,733
3. Mortgage loans on real estate (Schedule B):				
3.1 First liens	77,803		77,803	
3.2 Other than first liens	49,064	49,064		
4. Real estate (Schedule A):				
4.1 Properties occupied by the company (less \$ 0 encumbrances)	163,519		163,519	713,313
4.2 Properties held for the production of income (less \$ 0 encumbrances)				
4.3 Properties held for sale (less \$ 0 encumbrances)	181,350		181,350	154,350
5. Cash (\$ (551,895), Schedule E - Part 1), cash equivalents (\$ 975,306, Schedule E - Part 2), and short-term investments (\$ 1,797,193, Schedule DA)	2,220,604		2,220,604	792,930
6. Contract loans (including \$ 0 premium notes)				
7. Other invested assets (Schedule BA)				
8. Receivables for securities				7,609
9. Aggregate write-ins for invested assets				
10. Subtotals, cash and invested assets (Lines 1 to 9)	101,558,863	49,064	101,509,799	90,613,837
11. Title plants less \$ 0 charged off (for Title insurers only)	5,362,086		5,362,086	5,887,436
12. Investment income due and accrued	1,374,639		1,374,639	1,248,225
13. Premiums and considerations:				
13.1 Uncollected premiums and agents' balances in the course of collection	4,470,659	2,529,653	1,941,006	909,165
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	665,903		665,903	8,715,979
16.2 Net deferred tax asset	15,253,296	10,308,508	4,944,788	2,290,872
17. Guaranty funds receivable or on deposit				
18. Electronic data processing equipment and software				1,150
19. Furniture and equipment, including health care delivery assets (\$ 0)	1,221	1,221		
20. Net adjustment in assets and liabilities due to foreign exchange rates				
21. Receivables from parent, subsidiaries and affiliates	3,862,628		3,862,628	498,424
22. Health care (\$ 0) and other amounts receivable				
23. Aggregate write-ins for other than invested assets	925,621	925,621		
24. Total assets excluding Separate Accounts, Segregated Accounts and Protected Cell Accounts (Lines 10 to 23)	133,474,916	13,814,067	119,660,849	110,165,088
25. From Separate Accounts, Segregated Accounts and Protected Cell Accounts				
26. Total (Lines 24 and 25)	133,474,916	13,814,067	119,660,849	110,165,088

DETAILS OF WRITE-IN LINES				
0901.				
0902.				
0903.				
0998. Summary of remaining write-ins for Line 09 from overflow page				
0999. Totals (Lines 0901 through 0903 plus 0998) (Line 9 above)				
2301. State Tax Receivable	705,400	705,400		
2302. Prepaid Assets & Other Assets	208,066	208,066		
2303. Leasehold Improvements	12,155	12,155		
2398. Summary of remaining write-ins for Line 23 from overflow page				
2399. Totals (Lines 2301 through 2303 plus 2398) (Line 23 above)	925,621	925,621		

LIABILITIES, SURPLUS AND OTHER FUNDS

	1	2
	Current Year	Prior Year
1. Known claims reserve (Part 2B, Line 3, Col. 4)	13,616,798	16,860,855
2. Statutory premium reserve (Part 1B, Line 2.5, Col. 1)	40,520,541	46,927,117
3. Aggregate of other reserves required by law		
4. Supplemental reserve (Part 2B, Col. 4, Line 12)	19,197,745	14,978,000
5. Commissions, brokerage and other charges due or accrued to attorneys, agents and real estate brokers		
6. Other expenses (excluding taxes, licenses and fees)	448,969	356,187
7. Taxes, licenses and fees (excluding federal and foreign income taxes)	2,242,868	1,298,757
8.1 Current federal and foreign income taxes (including \$ 0 on realized capital gains (losses))		
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	710,447	837,985
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 adjustments in assets and liabilities due to foreign exchange rates		
17. Drafts outstanding		
18. Payable to parent, subsidiaries and affiliates		
19. Payable for securities	1,391,937	
20. Aggregate write-ins for other liabilities	975,923	28,185
21. Total liabilities (Lines 1 through 20)	79,105,228	81,287,086
22. Aggregate write-ins for special surplus funds		
23. Common capital stock	2,000,000	2,000,000
24. Preferred capital stock		
25. Aggregate write-ins for other than special surplus funds		
26. Surplus notes		
27. Gross paid in and contributed surplus	5,644,598	5,644,598
28. Unassigned funds (surplus)	32,911,023	21,233,404
29. Less treasury stock, at cost:		
29.1 0 shares common (value included in Line 23 \$ 0)		
29.2 0 shares preferred (value included in Line 24 \$ 0)		
30. Surplus as regards policyholders (Lines 22 to 28 less 29) (Page 4, Line 32)	40,555,621	28,878,002
31. Totals (Page 2, Line 26, Col. 3)	119,660,849	110,165,088

DETAILS OF WRITE-INS		
0301.		
0302.		
0303.		
0398. Summary of remaining write-ins for Line 03 from overflow page		
0399. Totals (Lines 0301 through 0303 plus 0398) (Line 03 above)		
2001. Payable under Securities Lending Agreements	975,306	27,568
2002. Reinsurance Ceded Payable	617	617
2003.		
2098. Summary of remaining write-ins for Line 20 from overflow page		
2099. Totals (Lines 2001 through 2003 plus 2098) (Line 20 above)	975,923	28,185
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)	79,065,888	60,817,658
1.2 Escrow and settlement services (Part 1A, Line 2, Col. 4)	850	600
1.3 Other title fees and service charges (Part 1A, Line 3, Col. 4)	3,172,691	5,760,087
2. Aggregate write-ins for other operating income		
3. Total Operating Income (Lines 1 through 2)	82,239,429	66,578,345
DEDUCT:		
4. Losses and loss adjustment expenses incurred (Part 2A, Line 10, Col. 4)	10,231,332	14,675,499
5. Operating expenses incurred (Part 3, Line 24, Cols. 4 and 6)	63,493,529	48,188,242
6. Aggregate write-ins for other operating deductions		
7. Total Operating Deductions	73,724,861	62,863,741
8. Net operating gain or (loss) (Lines 3 minus 7)	8,514,568	3,714,604
INVESTMENT INCOME		
9. Net investment income earned (Exhibit of Net Investment Income, Line 17)	3,987,347	4,296,041
10. Net realized capital gains (losses) less capital gains tax of \$ 313,280 (Exhibit of Capital Gains (Losses))	1,005,230	(169,526)
11. Net investment gain (loss) (Lines 9 + 10)	4,992,577	4,126,515
OTHER INCOME		
12. Aggregate write-ins for miscellaneous income or (loss)	(97,413)	(1,661,947)
13. Net income, after capital gains tax and before all other federal income taxes (Lines 8 + 11 + 12)	13,409,732	6,179,172
14. Federal and foreign income taxes incurred	1,478,903	(9,201,284)
15. Net income (Lines 13 minus 14)	11,930,829	15,380,456
CAPITAL AND SURPLUS ACCOUNT		
16. Surplus as regards policyholders, December 31 prior year (Page 3, Line 30, Column 2)	28,878,003	25,586,475
17. Net income (from Line 15)	11,930,829	15,380,456
18. Change in net unrealized capital gains or (losses) less capital gains tax of \$ 173,567	387,358	(560,925)
19. Change in net unrealized foreign exchange capital gain (loss)		
20. Change in net deferred income taxes	5,113,217	(11,113,794)
21. Change in nonadmitted assets (Exhibit of Nonadmitted Assets, Line 26, Col. 3)	(1,534,041)	14,563,791
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)	(4,219,745)	(14,978,000)
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)	11,677,618	3,291,528
32. Surplus as regards policyholders, December 31 current year (Lines 16 plus 31) (Page 3, Line 30)	40,555,621	28,878,003

DETAILS OF WRITE-IN LINES		
0201.		
0202.		
0203.		
0298. Summary of remaining write-ins for Line 02 from overflow page		
0299. Totals (Lines 0201 through 0203 plus 0298) (Line 02 above)		
0601.		
0602.		
0603.		
0698. Summary of remaining write-ins for Line 06 from overflow page		
0699. Totals (Lines 0601 through 0603 plus 0698) (Line 06 above)		
1201. Gains/Losses on Fixed Assets	(211)	(1,661,947)
1202. Gains / Losses on Write off of Title Plant	(97,202)	
1203.		
1298. Summary of remaining write-ins for Line 12 from overflow page		
1299. Totals (Lines 1201 through 1203 plus 1298) (Line 12 above)	(97,413)	(1,661,947)
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	71,552,804	48,786,660
2. Net investment income	4,675,592	5,181,725
3. Miscellaneous income	3,076,141	4,094,309
4. Total (Lines 1 through 3)	79,304,537	58,062,694
5. Benefit and loss related payments	13,475,389	15,958,372
6. Net transfers to Separate Accounts, Segregated Accounts and Protected Cell Accounts		
7. Commissions, expenses paid and aggregate write-ins for deductions	62,456,638	44,932,223
8. Dividends paid to policyholders		
9. Federal and foreign income taxes paid (recovered) net of \$ 0 tax on capital gains (losses)	(6,257,892)	
10. Total (Lines 5 through 9)	69,674,135	60,890,595
11. Net cash from operations (Line 4 minus Line 10)	9,630,402	(2,827,901)
Cash from Investments		
12. Proceeds from investments sold, matured or repaid:		
12.1 Bonds	26,300,223	25,104,321
12.2 Stocks	1,664,733	21,990,714
12.3 Mortgage loans	194	
12.4 Real estate	996,366	
12.5 Other invested assets		
12.6 Net gains (or losses) on cash, cash equivalents and short-term investments		
12.7 Miscellaneous proceeds	1,408,797	49,520
12.8 Total investment proceeds (Lines 12.1 to 12.7)	30,370,313	47,144,555
13. Cost of investments acquired (long-term only):		
13.1 Bonds	37,244,492	13,640,953
13.2 Stocks		23,655,447
13.3 Mortgage loans	77,997	
13.4 Real estate	59,400	
13.5 Other invested assets		
13.6 Miscellaneous applications		
13.7 Total investments acquired (Lines 13.1 to 13.6)	37,381,889	37,296,400
14. Net increase (decrease) in contract loans and premium notes		
15. Net cash from investments (Line 12.8 minus Line 13.7 and Line 14)	(7,011,576)	9,848,155
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)	(1,191,151)	(8,524,116)
17. Net cash from financing and miscellaneous sources (Lines 16.1 to Line 16.4 minus Line 16.5 plus Line 16.6)	(1,191,151)	(8,524,116)
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)	1,427,675	(1,503,862)
19. Cash, cash equivalents and short-term investments:		
19.1 Beginning of year	792,929	2,296,791
19.2 End of year (Line 18 plus Line 19.1)	2,220,604	792,929

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		72,716,612		72,716,612	43,914,940
2. Escrow and settlement service charges	850	X X X	X X X	850	600
3. Other title fees and service charges (Part 1C, Line 5)	3,172,691	X X X	X X X	3,172,691	5,760,087
4. Totals (Lines 1 + 2 + 3)	3,173,541	72,716,612		75,890,153	49,675,627

PART 1B – PREMIUMS EARNED EXHIBIT

	1 Current Year	2 Prior Year
1. Title premiums written:		
1.1 Direct (Part 1A, Line 1)	72,716,612	43,914,940
1.2 Assumed	135,271	184,538
1.3 Ceded	192,568	318,474
1.4 Net title premiums written (Lines 1.1 + 1.2 - 1.3)	72,659,315	43,781,004
2. Statutory premium reserve:		
2.1 Balance at December 31 prior year	46,927,117	63,963,771
2.2 Additions during the current year	3,833,735	2,152,476
2.3 Withdrawals during the current year	10,240,308	19,189,130
2.4 Other adjustments to statutory premium reserves		
2.5 Balance at December 31 current year	40,520,544	46,927,117
3. Net title premiums earned during year (Lines 1.4 - 2.2 + 2.3)	79,065,888	60,817,658

PART 1C – OTHER TITLE FEES AND SERVICE CHARGES

	1 Current Year	2 Prior Year
1. Title examinations		
2. Searches and abstracts	2,806,407	5,398,074
3. Surveys		
4. Aggregate write-ins for service charges	366,284	362,013
5. Totals	3,172,691	5,760,087

DETAILS OF WRITE-IN LINES			
0401. Miscellaneous Fees		366,284	362,013
0402.			
0403.			
0498. Summary of remaining write-ins for Line 04 from overflow page			
0499. Total (Lines 0401 through 0403 plus 0498) (Line 04 above)		366,284	362,013

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	(49,948)	9,438,768		9,388,820	12,914,393
2. Losses and allocated loss adjustment expenses paid - reinsurance assumed, less salvage					
3. Total (Line 1 plus Line 2)	(49,948)	9,438,768		9,388,820	12,914,393
4. Deduct: Recovered during year from reinsurance					
5. Net payments (Line 3 minus Line 4)	(49,948)	9,438,768		9,388,820	12,914,393
6. Known claims reserve – current year (Page 3, Line 1, Column 1)	391,842	13,224,957		13,616,799	16,860,856
7. Known claims reserve – prior year (Page 3, Line 1, Column 2)	68,401	16,792,455		16,860,856	18,143,728
8. Losses and allocated Loss Adjustment Expenses incurred (Line 5 plus Line 6 minus Line 7)	273,493	5,871,270		6,144,763	11,631,521
9. Unallocated loss adjustment expenses incurred (Part 3, Line 24, Column 5)	(21,907)	4,108,474		4,086,567	3,043,978
10. Losses and loss adjustment expenses incurred (Line 8 plus Line 9)	251,586	9,979,744		10,231,330	14,675,499

OPERATIONS AND INVESTMENT EXHIBIT

PART 2B – UNPAID LOSSES AND LOSS ADJUSTMENT EXPENSES

	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. 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)	391,842	13,224,957		13,616,799	16,860,000
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)	391,842	13,224,957		13,616,799	16,860,000
4. Incurred But Not Reported:					
4.1 Direct (Schedule P, Part 1, Line 12, Col. 20)	2,612,286	49,124,000		51,736,286	54,712,000
4.2 Reinsurance assumed (Schedule P, Part 1, Line 12, Col. 21)					
4.3 Reinsurance ceded (Schedule P, Part 1, Line 12, Col. 22)					
4.4 Net incurred but not reported	2,612,286	49,124,000		51,736,286	54,712,000
5. Unallocated LAE reserve (Schedule P, Part 1, Line 12, Col. 23)	X X X	X X X	X X X	7,982,000	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	73,335,085	X X X
8. Statutory premium reserve at year end	X X X	X X X	X X X	40,520,541	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	19,197,745	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	19,197,745	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	837,595	1,475,095		2,312,690	2,190,400			4,503,090	8,707,078
1.2 Employee relations and welfare	89,546	94,017		183,563	147,116			330,679	727,452
1.3 Payroll taxes	76,997	107,651		184,648	171,636			356,284	561,520
1.4 Other personnel costs	1,020	5,034		6,054	8,173			14,227	9,798
1.5 Total personnel costs	1,005,158	1,681,797		2,686,955	2,517,325			5,204,280	10,005,848
2. Amounts paid to or retained by title agents		57,146,765		57,146,765				57,146,765	33,847,871
3. Production services (purchased outside):									
3.1 Searches, examinations and abstracts	163,545	88,886		252,431				252,431	467,524
3.2 Surveys									
3.3 Other		34,759		34,759				34,759	1,514
4. Advertising	1,163	(6,523)		(5,360)				(5,360)	21,179
5. Boards, bureaus and associations		23,274		23,274				23,274	26,591
6. Title plant rent and maintenance	4,051	3,915		7,966				7,966	151,308
7. Claim adjustment services									
8. Amounts charged off, net of recoveries	966	650,641		651,607				651,607	1,095,704
9. Marketing and promotional expenses	546	(22,368)		(21,822)				(21,822)	77,170
10. Insurance	(12,241)	(102,728)		(114,969)	12,260			(102,709)	172,526
11. Directors' fees	1,058	5,192		6,250				6,250	5,000
12. Travel and travel items	19,785	136,624		156,409	65,385			221,794	445,362
13. Rent and rent items	199,921	149,149		349,070	392,310			741,380	1,411,335
14. Equipment	54,888	136,567		191,455	32,693			224,148	190,116
15. Cost or depreciation of EDP equipment and software	68,427	318,456		386,883	12,260			399,143	706,989
16. Printing, stationery, books and periodicals	27,875	52,637		80,512	85,818			166,330	217,578
17. Postage, telephone, messengers and express	33,319	78,761		112,080	73,557			185,637	391,992
18. Legal and auditing	56,784	211,553		268,337	882,698			1,151,035	1,212,916
19. Totals (Lines 1.5 to 18)	1,625,245	60,587,357		62,212,602	4,074,306			66,286,908	50,448,523
20. Taxes, licenses and fees:									
20.1 State and local insurance taxes	221,522	1,086,820		1,308,342				1,308,342	850,139
20.2 Insurance department licenses and fees	14,941	75,172		90,113				90,113	148,613
20.3 Gross guaranty association assessments									
20.4 All other (excluding federal income and real estate)	4,743	10,314		15,057				15,057	(236,794)
20.5 Total taxes, licenses and fees (Lines 20.1 + 20.2 + 20.3 + 20.4)	241,206	1,172,306		1,413,512				1,413,512	761,958
21. Real estate expenses									
22. Real estate taxes						17,254		17,254	91,506
23. Aggregate write-ins for miscellaneous expenses	(23,218)	(109,366)		(132,584)	12,260		21,639	(120,324)	1,753
24. Total expenses incurred (Lines 19 + 20.5 + 21 + 22 + 23)	1,843,233	61,650,297		63,493,530	4,086,566			67,618,989	51,325,480
25. Less unpaid expenses - current year	455,873	2,236,579		2,692,452				2,692,452	1,655,561
26. Add unpaid expenses - prior year	98,035	2,051,971		2,150,006				2,150,006	2,050,872
27. TOTAL EXPENSES PAID (Lines 24 - 25 + 26)	1,485,395	61,465,689		62,951,084	4,086,566		38,893	67,076,543	51,720,791

DETAILS OF WRITE-IN LINES									
2301. Other Expenses	(23,218)	(109,366)		(132,584)	12,260			(120,324)	21,740
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)	(23,218)	(109,366)		(132,584)	12,260			(120,324)	21,740

(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	Agency Operations		4	5	Totals	
		2	3			6	7
	Direct Operations	Non-affiliated Agency Operations	Affiliated Agency Operations	Total (Cols. 1 + 2 + 3)	Other Operations	Current Year (Cols. 4 + 5)	Prior Year
1. Title insurance and related income (Part 1):							
1.1 Title insurance premiums earned (Part 1B, Line 3, Col. 1)		79,065,889		79,065,889		79,065,889	60,817,660
1.2 Escrow and settlement services (Part 1A, Line 2, Col. 4)	850			850		850	600
1.3 Other title fees and service charges (Part 1A, Line 3, Col. 4)	3,172,691			3,172,691		3,172,691	5,760,087
2. Aggregate write-ins for other operating income							
3. Total Operating Income (Lines 1.1 through 1.3 + 2)	3,173,541	79,065,889		82,239,430		82,239,430	66,578,347
DEDUCT:							
4. Losses and loss adjustment expenses incurred (Part 2A, Line 10, Col. 4)	251,586	9,979,744		10,231,330		10,231,330	14,675,499
5. Operating expenses incurred (Part 3, Line 24, Cols. 1 to 3 + 6)	1,843,233	61,650,297		63,493,530		63,493,530	48,188,242
6. Aggregate write-ins for other operating deductions							
7. Total Operating Deductions (Lines 4 + 5 + 6)	2,094,819	71,630,041		73,724,860		73,724,860	62,863,741
8. Net operating gain or (loss) (Lines 3 minus 7)	1,078,722	7,435,848		8,514,570		8,514,570	3,714,606

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DETAILS OF WRITE-IN LINES							
0201.							
0202.							
0203.							
0298. Summary of remaining write-ins for Line 02 from overflow page							
0299. Total (Lines 0201 through 0203 plus 0298) (Line 02 above)							
0601.							
0602.							
0603.							
0698. Summary of remaining write-ins for Line 06 from overflow page							
0699. Total (Lines 0601 through 0603 plus 0698) (Line 06 above)							

EXHIBIT OF NET INVESTMENT INCOME

	1 Collected During Year	2 Earned During Year
1. U.S. Government bonds	(a) 1,058,711	923,324
1.1 Bonds exempt from U.S. tax	(a) 1,427,950	1,479,093
1.2 Other bonds (unaffiliated)	(a) 1,367,612	1,578,269
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) 6,187	6,187
4. Real estate	(d) 7,771	7,771
5. Contract loans		
6. Cash, cash equivalents and short-term investments	(e) 42,290	42,290
7. Derivative instruments	(f)	
8. Other invested assets		
9. Aggregate write-ins for investment income		
10. Total gross investment income	3,910,521	4,036,934
11. Investment expenses		(g) 38,892
12. Investment taxes, licenses and fees, excluding federal income taxes		(g) 1,175
13. Interest expense		(h) 265
14. Depreciation on real estate and other invested assets		(i) 9,251
15. Aggregate write-ins for deductions from investment income		
16. Total deductions (Lines 11 through 15)		49,583
17. Net investment income (Line 10 minus Line 16)		3,987,351

DETAILS OF WRITE-IN LINES		
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)	
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 \$ 105,544 accrual of discount less \$ 920,202 amortization of premium and less \$ 281,797 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 \$ 9,251 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 Total Realized Capital Gain (Loss) (Columns 1 + 2)	4 Change in Unrealized Capital Gain (Loss)	5 Change in Unrealized Foreign Exchange Capital Gain (Loss)
1. U.S. Government bonds	894,090		894,090		
1.1 Bonds exempt from U.S. tax	82,575		82,575		
1.2 Other bonds (unaffiliated)	(81,577)		(81,577)	560,925	
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	423,423		423,423		
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)	1,318,511		1,318,511	560,925	

DETAILS OF WRITE-IN LINES					
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)				

EXHIBIT OF NONADMITTED ASSETS

	1 Current Year Total Nonadmitted Assets	2 Prior Year Total Nonadmitted Assets	3 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	49,064	49,064	
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)	49,064	49,064	
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	2,529,653	3,160,387	630,734
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	10,308,508	8,022,774	(2,285,734)
17. Guaranty funds receivable or on deposit			
18. Electronic data processing equipment and software			
19. Furniture and equipment, including health care delivery assets	1,221	8,719	7,498
20. Net adjustment in assets and liabilities due to foreign exchange rates			
21. Receivables from parent, subsidiaries and affiliates			
22. Health care and other amounts receivable			
23. Aggregate write-ins for other than invested assets	925,621	1,039,076	113,455
24. Total assets excluding Separate Accounts, Segregated Accounts and Protected Cell Accounts (Lines 10 to 23)	13,814,067	12,280,020	(1,534,047)
25. From Separate Accounts, Segregated Accounts and Protected Cell Accounts			
26. Total (Lines 24 and 25)	13,814,067	12,280,020	(1,534,047)

DETAILS OF WRITE-IN LINES			
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. State Tax Receivable	705,400	715,270	9,870
2302. Prepays and Other Assets	208,066	264,576	56,510
2303. Leasehold Improvements	12,155	59,230	47,075
2398. Summary of remaining write-ins for Line 23 from overflow page			
2399. Totals (Lines 2301 through 2303 plus 2398) (Line 23 above)	925,621	1,039,076	113,455

NOTES TO FINANCIAL STATEMENTS

1. Summary of Significant Accounting Policies:

After completing the necessary regulatory filings and obtaining appropriate approvals, on October 1, 2007, Tigor Title Insurance Company of Florida ("the Company") transferred its legal domicile from the State of Florida to the State of Nebraska. The financial statements are presented on the basis of accounting practices prescribed or permitted by the State of Nebraska Department of Insurance.

A. Accounting Practices:

To the extent possible, the accompanying financial statements have been prepared in substantial conformity with the National Association of Insurance Commissioners ("NAIC") Accounting Practices and Procedures manual, ("NAIC SAP"), except where the laws of the State of Nebraska differ.

The Nebraska Department of Insurance recognizes only statutory accounting practices prescribed or permitted by the State of Nebraska for determining and reporting the financial condition and results of operations of an insurance company, for determining its solvency under the Nebraska insurance laws. NAIC SAP has been adopted as a component of prescribed or permitted practices by the State of Nebraska.

Nebraska Revised Statutes section 44-1988 (44-1988) dealing with title insurance contains a material prescribed accounting practice, regarding reserve releases, that differs from that found in NAIC SAP. More specifically, 44-1988 provides that a redomesticating title insurer shall effectuate a release of the Statutory Premium Reserves ("SPR") that it brings with it on the date of redomestication pursuant to a twenty year release schedule. NAIC SAP does not contain such a provision for redomesticating title insurers. Additionally, 44-1988 in general utilizes a twenty year general SPR release formulae that varies from the release schedule contemplated by NAIC SAP. The SPR addition under 44-1988 is \$0.17 per one thousand dollars of net retained liability whereas Florida required an SPR addition of \$0.30 per one thousand dollars of net retained liability. NAIC SAP, SSAP No. 3, "Accounting Changes and Corrections of Errors" requires the cumulative effect of changes in accounting principles to be reported as adjustments to surplus; however, L.B. 44-1988 specifically allowed the reserve release to run through income.

In connection with the Redomestication, 44-1988 provides that the aggregate SPR balance at the date of Redomestication to be released at varying percentages over a twenty year period, with the first of such releases being 30% of the reserve balance, on the forty-fifth day following the end of the quarter during which the Redomestication occurs. For the Company, this release occurred on February 15, 2008. The change in release methodology associated with the Redomestication resulted in a different total SPR release for the year 2008, compared to the release that would have been calculated using practices prescribed by the State of Florida. NAIC SAP, SSAP No. 3, "Accounting Changes and Corrections of Errors" requires the cumulative effect of changes in accounting principles to be reported as adjustments to surplus; however 44-1988 specifically allows the reserve release to run through income.

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

	<u>12/31/2009</u>	<u>12/31/2008</u>
Net Income, Nebraska Basis	11,930,829	15,380,456
State Prescribed/Permitted Practices (Income):		
Statutory Premium Reserve Recovery, net of tax	(1,576,814)	(3,359,156)
Net Income, NAIC SAP basis	<u>10,354,015</u>	<u>12,021,300</u>
Statutory Surplus, Nebraska	40,555,621	28,878,003
State Prescribed/Permitted Practices (Surplus):		
Statutory Premium Reserve	5,871,468	7,448,282
Statutory Surplus, NAIC SAP Basis	<u>46,427,089</u>	<u>36,326,285</u>

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:

A portion of title insurance premiums written, escrow fees and other title fees is deferred and set aside in the statutory premium reserve which is computed and amortized in accordance with accounting practices prescribed by the State of Domicile. The remaining portion of title insurance

NOTES TO FINANCIAL STATEMENTS

premiums, escrow fees and other title fees are recognized at the time of the closing of the related real estate transaction.

Amounts paid to or retained by title agents are recognized as an expense when incurred.

In addition, the company uses the following accounting policies:

- (1) Short term investments are stated at amortized cost.
- (2) Bonds are stated at amortized cost using the effective interest method with exception to those bonds with a NAIC designation of 3-6, which are stated at the lower of amortized cost or market value.
- (3) Unaffiliated common stock holdings are stated at NAIC market value.
- (4) Preferred stocks are stated at NAIC market value with exception to the preferred stock with a NAIC designation of 3-6, which are stated at the lower of cost or market.
- (5) Mortgage Loans on Real Estate are stated at the aggregate carrying value less accrued interest.
- (6) Loan-backed securities, if any, are stated at amortized cost or the lower of amortized cost or market value.
- (7) Investment in Subsidiaries, Controlled or Affiliated Companies are valued using the underlying statutory equity, as adjusted, or audited GAAP equity, adjusted for certain non-admitted assets, as appropriate for each individual investment.
- (8) Interest in Joint Ventures - none.
- (9) Derivatives - None
- (10) Anticipated investment income to be used as a factor in a premium deficiency calculation - None
- (11) Unpaid losses and loss adjustment expense include an amount determined from individual case estimates and loss reports. Such liabilities are necessarily based on assumptions and estimates. While management believes the amount is adequate, the ultimate liability maybe in excess of or less than the amount provided. The methods for making such estimates and for establishing the resulting liability are continually reviewed and any adjustments are reflected in the period determined.
- (12) The Company has not modified its capitalization policy from the prior period.
- (13) The Company has no pharmaceutical rebate receivables.

2. Accounting Changes and Correction of Errors:

In connection with the Redomestication, 44-1988 provides that the aggregate SPR balance at the date of Redomestication to be released at varying percentages over a twenty year period, with the first of such releases being 30% of the reserve balance, on the forty-fifth day following the end of the quarter during which the Redomestication occurs. For the Company, this release occurred on February 15, 2008 and was \$19,132,662. Under practices prescribed by the State of Florida, no similar release for redomesticating title insurers would have occurred. NAIC SAP, SSAP No. 3, "Accounting Changes and Corrections of Errors" requires the cumulative effect of changes in accounting principles to be reported as adjustments to surplus; however L.B. specifically allows the reserve release to run through income.

3. Business Combinations and Goodwill: Non-applicable.

4. Discontinued Operations: Non-applicable.

5. Investments:

A. Mortgage Loans

- (1) The minimum and maximum rates of interest received for new loans made in 2009 are 10.125% and 10.125%.
- (2) Not applicable
- (3) The maximum percentage of any one loan to the value of security at the time of the loan, exclusive of insured or guaranteed or purchase money mortgages was 78%.
- (4) Not applicable
- (5) Not applicable
- (6) Not applicable
- (7) Not applicable

NOTES TO FINANCIAL STATEMENTS

- (8) Not applicable
- (9) Not applicable
- (10) Not applicable
- (11) Not applicable
- (12) Not applicable

- B. Debt Restructuring – Not applicable
- C. Reverse Mortgages – Not applicable
- D. Loan Backed Securities – Not applicable
- E. Repurchase Agreements – Not Applicable
- F. Real Estate

- (1) Not applicable
- (2) In the ordinary course of business, the Company occasionally acquires real estate in settlement of claims. It is not the Company's intention to hold these properties for investment or administrative purposes, but rather to dispose of them as market conditions warrant. Accordingly, any real estate so acquired is classified as "held for sale" upon its acquisition. These properties are disclosed on Schedule A Part 1 of the Annual Statement. During 2009, two properties previously occupied by the company were reclassified as held for sale. One of these properties was disposed of, as disclosed on Schedule A part 3 of the first quarter's Statement. The net realized gain of \$428,779 is included within the Investment Income section of the Operations and Investment Exhibit, and is reported on the Exhibit of Capital Gains (Losses) in the Annual Statement. The remaining property, with a book adjusted carrying value of approximately \$164,000, remains listed for sale at its market value of approximately \$475,000. There were no dispositions in 2008.
- (3) Not applicable
- (4) Not applicable

- G. Low-income Housing Tax Credits – Not applicable

6. Joint Ventures, Partnerships and Limited Liability Companies: Not applicable

7. Investment Income:

There was no due and accrued income excluded in the financial statements.

8. Derivative Instruments: None

9. Income Taxes:

The components of the net DTA recognized in the Company's Assets, Liabilities, Surplus and

- A. Other Funds are**
as follows:

	Ordinary	Capital	12/31/2009 Total
(1) Total of gross deferred tax assets	16,834,896	0	16,834,896
(2) Total of deferred tax liabilities	(1,581,600)	0	(1,581,600)
(3) Net deferred tax asset			15,253,296
(4) Deferred tax asset nonadmitted			(10,308,508)
(5) Net admitted deferred tax asset			4,944,788
(6) DTAs			2,285,734
	Ordinary	Capital	12/31/2008 Total
(1) Total of gross deferred tax assets	17,731,548	0	17,731,548
(2) Total of deferred tax liabilities	(7,417,902)	0	(7,417,902)
(3) Net deferred tax asset			10,313,646
(4) Deferred tax asset nonadmitted			(8,022,774)
(5) Net admitted deferred tax asset			2,290,872

- (7) The Company has not elected to admit additional DTAs pursuant to SSAP 10R, paragraph 10(e). Title Insurance companies are not subject to RBC. The current period election does not differ from the prior reporting period.
- (8) The calculations in paragraph 10.d. are not applicable
- (9) The amount of each result or component of the calculation by tax character, of paragraphs 10.a., 10.b.i.,

NOTES TO FINANCIAL STATEMENTS

10.b.ii., 10.c.

	Ordinary	Capital	12/31/2009 Total
Recoverable through loss carrybacks (10.a.)	1,792,184	0	1,792,184
Lessor of:			
Expected to be recognized within one year (10.b.i)	3,152,605	0	3,152,605
Ten percent of adjusted capital and surplus (10.b.i)	3,478,118	0	3,478,118
Adjusted gross DTAs offset against existing DTLs (10.c.)	1,581,600	0	1,581,600
			12/31/2008
	Ordinary	Capital	Total
Recoverable through loss carrybacks (10.a.)	0	0	0
Lessor of:			
Expected to be recognized within one year (10.b.i)	2,290,872	0	2,290,872
Ten percent of adjusted capital and surplus (10.b.i)	3,152,317	0	3,152,317
Adjusted gross DTAs offset against existing DTLs (10.c.)	7,417,902	0	7,417,902

(10) The following amounts resulting from the calculation in paragraphs 10.a., 10.b., and 10.c.

Admitted DTAs	6,526,389	9,708,774
Admitted Assets	119,660,849	110,663,511
Statutory Surplus	40,555,621	28,878,003

B. The Company recognized all DTLs; therefore, not applicable

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

	12/31/2009	12/31/2008
Federal	1,478,903	(9,201,285)
Sub-total	1,478,903	(9,201,285)
Capital Gains Tax	313,280	(91,284)
Federal income taxes incurred	1,792,184	(9,292,568)

The changes in main components of DTAs and DTLs are as follows:

	12/31/2009	12/31/2008
Deferred tax assets:		
Discounting of reserves	3,418,716	3,894,419
Reserve Accruals	83,045	65,085
Employee Benefits	1,645	714
Non Admitted Assets	980,056	0
Bad Debt	590,190	577,897
Unrealized Loss	0	173,567
Goodwill/Intangible Asset	11,761,245	13,019,864
Total deferred tax assets	16,834,896	17,731,548
Nonadmitted deferred tax assets	(10,308,508)	(8,022,774)
Admitted deferred tax assets	6,526,389	9,708,774
Deferred tax liabilities:		
Title Plant	0	(4,127)
State Tax	0	(90,259)
Depreciable Assets	(60,486)	(53,064)
IRC Section 481 Adj	(1,521,114)	(2,028,152)
Supplemental Reserves	0	(5,242,300)
Total deferred tax liabilities	(1,581,600)	(7,417,902)
Net admitted deferred tax asset	4,944,788	2,290,873

D. Reconciliation of Federal Income Tax Rate to Effective Tax Rate

Among the more significant book to tax adjustments were the following:

		12/31/2009	
	Gross	Tax Effect	Effective Tax Rate
Income before taxes	13,723,012	4,803,054	35.0%
Tax exempt income deduction	(1,257,229)	(440,030)	-3.2%

NOTES TO FINANCIAL STATEMENTS

Change in Non Admitted Assets	(2,800,159)	(980,056)	-7.1%
Change in Unrealized Losses	495,907	173,567	1.3%
Accrual Adjustment - prior year	(19,197,745)	(6,719,211)	-49.0%
Other non deductible adjustments	43,454	15,209	0.1%
Totals	(8,992,761)	(3,147,466)	-22.9%

Federal income taxes incurred	1,478,903	10.8%
Realized capital gains tax	313,280	2.3%
Change in net deferred income taxes	(4,939,650)	-36.0%
Total statutory income taxes	(3,147,466)	-22.9%

E. (1) The Company does not have any capital loss or operating loss carry forwards.

E.(2) The amount of Federal income taxes incurred and available for recoupment in the event of future net losses is:

a. 2009	1,792,184
b. 2008	0

F. The Company is included in a consolidated federal income tax return with its parent company, Fidelity National Financial, Inc. (See organizational chart on Schedule Y for a complete listing of the Fidelity National Financial consolidated group). The Company has a written agreement, approved by the Company's Board of Directors, which set forth the manner in which the total combined federal income tax is allocated to each entity that is a party to the consolidation. Pursuant to this agreement, the Company has the enforceable right to recoup federal income taxes paid in prior years in the event of future net losses, which it may incur, or to recoup its net losses carried forward as an offset to future net income subject to federal income taxes. The written agreement also provides that each entity in Fidelity's consolidated group compute their tax as though the entity pays tax on a standalone basis.

10. Information Concerning Parent, Subsidiaries and Affiliates:

- A.** The Company is a member of a holding company group, as disclosed on Schedule Y Part 1 of this Statement.
- B.** A summary of material transactions between the Company and its parent, subsidiaries and affiliates, is disclosed on Schedule Y Part 2 of the Annual Statement.
- C.** The dollar amount of these transactions is disclosed on Schedule Y Part 2 of the Annual Statement.
- D.** At December 31, 2009 and December 31, 2008, the Company had a receivable from the parent and/or other related parties totaling \$3,862,628 and \$498,424, respectively, and a payable to the parent and/or other related parties of \$0 and \$0, respectively.
- E.** There are no guarantees or undertakings, written or otherwise, for the benefit of an affiliate or related party that could result in a material contingent exposure of the reporting entity's or any related party's assets or liabilities.
- F.** The Company is a party to the following management agreements and service contracts with certain affiliates: a tax sharing agreement dated August 20, 2004 by and between FNF and its affiliates, and a master services agreement effective November 4, 2004 by and between FNF and its affiliates. The balances paid or received under these arrangements are shown on Schedule Y Part 2 of the Annual Statement.
- G.** Chicago Title Insurance Company, domiciled in the State of Nebraska, owns 100% of the outstanding shares of the Company.
- H.** The Company owns no shares of stock of its ultimate parent.
- I.** The Company owns no shares of stock of affiliated or related parties.
- J.** Impairment write downs – None
- K.** Foreign insurance company subsidiaries - none
- L.** The Company has no downstream non-insurance holding companies.

11. Debt:

- A.** Debt – None
- B.** FHLB Agreements - None

NOTES TO FINANCIAL STATEMENTS

12. Retirement Plans, Deferred Compensation, Postemployment Benefits and Compensated Absences and Other Postretirement Benefit Plans:

A. Defined Benefit Plan - None

B. Defined Contribution Plan – None

C. Multi-employer Plan – None

D. Consolidated/Holding Company Plans

The Company's employees are covered under a qualified voluntary contributory savings plan ("401(k) Plan") sponsored by FNF. Under the plan, participating employees make contributions of up to 40% from pre-tax annual compensation, up to the amount allowed pursuant to the Internal Revenue Code, into individual accounts that are generally not available until the employee reaches age 59 ½. The Company matched participants' contributions at a rate of 50% of the first 6% of compensation during 2007. Matching contributions of \$0 and \$0 were made in 2009 and 2008.

The Company's employees are covered to participate in an Employee Stock Purchase Plan ("ESPP"). Under this plan, eligible employees may voluntarily purchase, at current market prices, shares of FNF's common stock through payroll deduction. Pursuant to the ESPP Plans, employees may contribute an amount between 3% and 15% of their base salary and certain commissions. The Company contributes varying amounts as specified in the ESPP Plan. The Company's cost of its employer matching contributions for 2009 and 2008 was \$9,495 and \$35,330.

Certain Company officers are participants in the 1991, 1993, 1998, 2001 and 2004 Executive Incentive Stock Option Plans and the 2005 Omnibus Incentive Plan (the "Plans") sponsored by FNF. Under the Plans, participants have the option to purchase shares of FNF stock at annually declining share prices. Options granted under these plans expire within a specified period from the grant date. The 2005 Plan provides for the grant of stock options, stock appreciation rights, restricted stock, and other cash and stock-based awards and dividend equivalents. There is no material effect on the Company's financial statements as a result of the creation of these Plans.

The Company's employees are covered to participate in certain health care and life insurance benefits for retired employees, provided they meet specific eligibility requirements. The costs of these benefit plans are accrued during the periods the employees render service. The Company is both self-insured and fully insured for its postretirement health care and life insurance benefit plans, and the plans are not funded. The health care plans provide for insurance benefits after retirement and are generally contributory, with contributions adjusted annually. Postretirement life insurance benefits are contributory, with coverage amounts declining with increases in a retiree's age. The Company experienced net health care and life insurance cost of \$0 during 2009 and 2008.

Certain Company employees and directors may be eligible to participate in a non-qualified deferred compensation plan sponsored by the Company's ultimate parent, FNF. Selected participants may elect to defer an annual amount of salary, bonus, commissions and/or directors' fees for a minimum of \$25,000 and a maximum of 100%. Plan assets are maintained by a trust established by the sponsor, and there is no expense to the Company in connection with this plan.

E. Post Employment Benefits and Compensated Absences and Other Postretirement Benefits – Not applicable

F. Impact of Medicare Modernization Act - Not applicable

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

(1). The Company has 100,000 shares of common stock authorized, issued and outstanding. The par value per share is \$20.00 per share.

(2). The Company has no preferred stock authorized, issued or outstanding.

(3). The maximum amount of dividends which can be paid by State of Nebraska Insurance companies to shareholders without prior approval of the Insurance Commissioner is limited and can only be made from earned surplus unless prior approval is received from the Nebraska Insurance Commissioner. The maximum amount of dividends that may be paid is also subject to restrictions relating to statutory surplus and net income. For 2010, the maximum amount that may be paid without prior regulatory approval is \$26,306,055. The Commissioner has the authority to prohibit the payment of ordinary dividends if it is determined that such payments may be adverse to policyholders.

(4). The Company paid no dividends during 2009 and 2008.

(5). Within the limitations of (3) above, there are no restrictions placed on the portion of Company profits that may be paid as ordinary dividends to stockholders.

(6). The Company has no restrictions placed on unassigned funds (surplus).

NOTES TO FINANCIAL STATEMENTS

- (7). Advances to surplus not repaid – not applicable.
- (8). The Company holds no stock for any option or employee benefit plans.
- (9). Changes in balances of special surplus funds – not applicable.
- (10). The portion of unassigned funds (surplus) represented or reduced by cumulative unrealized gains and losses is \$0.
- (11). Surplus Notes – not applicable
- (12). Impact of quasi-reorganization – not applicable
- (13). Date of quasi-reorganization – not applicable

14. Contingencies:

- A. Contingent Commitments – None.
- B. Assessments – Not applicable
- C. Gain Contingencies – None
- D. Claims Related Extra Contractual Obligations and Bad Faith Losses Stemming From Lawsuits

The Company paid the following amounts in the reporting period to settle claims related extra contractual obligations or bad faith claims stemming from lawsuits:

	Direct	
Claims related ECO and bad faith losses paid during the reporting period		\$0

Number of claims where amounts were paid to settle claims related to extra contractual obligations or bad faith claims resulting from lawsuits during 2009:

A	b	c	d	e
0-25 Claims	25-50 Claims	51-100 Claims	101-500 Claims	More than 500 Claims
x				

Claim count information is disclosed on a per claim basis.

E. All Other Contingencies:

In the ordinary course of business, we are involved in various pending and threatened litigation matters related to our operations, some of which include claims for punitive or exemplary damages. We believe that no actions, other than those listed below, depart from customary litigation incidental to its business and that the resolution of all pending and threatened litigation will not have a material effect on our results of operations, financial position or liquidity.

As background to the disclosure below, please note the following:

These matters raise difficult and complicated factual and legal issues and are subject to many uncertainties and complexities, including but not limited to the underlying facts of each matter, novel legal issues, variations between jurisdictions in which matters are being litigated, differences in applicable laws and judicial interpretations, the length of time before many of these matters might be resolved by settlement or through litigation and, in some cases, the timing of their resolutions relative to other similar cases brought against other companies, the fact that many of these matters are putative class actions in which a class has not been certified and in which the purported class may not be clearly defined, the fact that many of these matters involve multi-state class actions in which the applicable law for the claims at issue is in dispute and therefore unclear, and the current challenging legal environment faced by large corporations and insurance companies.

In these matters, plaintiffs seek a variety of remedies including equitable relief in the form of injunctive and other remedies and monetary relief in the form of compensatory damages. In most cases, the monetary damages sought include punitive or treble damages. Often more specific information beyond the type of relief sought is not available because plaintiffs have not requested more specific relief in their court pleadings. In addition, the dollar amount of damages sought is frequently not stated with specificity. In those cases where plaintiffs have made a statement with regard to monetary damages, they often specify damages either just above or below a jurisdictional limit regardless of the facts of the case. These limits represent either the jurisdictional threshold for bringing a case in federal court or the maximum they can seek without risking removal from state court to federal court. In our experience, monetary demands in plaintiffs' court pleadings bear little relation to the ultimate loss, if any, we may experience.

NOTES TO FINANCIAL STATEMENTS

For the reasons specified above, it is not possible to make meaningful estimates of the amount or range of loss that could result from these matters at this time. We review these matters on an on-going basis and follow the provisions of SFAS No. 5, "Accounting for Contingencies" when making accrual and disclosure decisions. When assessing reasonably possible and probable outcomes, we base our decision on our assessment of the ultimate outcome following all appeals.

In the opinion of management, while some of these matters may be material to our operating results for any particular period if an unfavorable outcome results, none will have a material adverse effect on our overall financial condition.

In February 2008, thirteen putative class actions were commenced against several title insurance companies, including Fidelity National Title Insurance Company, Chicago Title Insurance Company, Security Union Title Insurance Company, Alamo Title Insurance Company, Tigor Title Insurance Company of Florida, Commonwealth Land Title Insurance Company, LandAmerica New Jersey Title Insurance Company, Lawyers Title Insurance Corporation, Transnation Title Insurance Company (which has merged into Lawyers Title Insurance Corporation), and Tigor Title Insurance Company (collectively, the "Fidelity Affiliates"). The complaints also name Fidelity National Financial, Inc. (together with the Fidelity Affiliates, the "Fidelity Defendants") as a defendant based on its ownership of the Fidelity Affiliates. The complaints, which are brought on behalf of a putative class of consumers who purchased title insurance in New York, allege that the defendants conspired to inflate rates for title insurance through the Title Insurance Rate Service Association, Inc. ("TIRSA"), a New York State-approved rate service organization which is also named as a defendant. Each of the complaints asserts a cause of action under the Sherman Act and several of the complaints include claims under the Real Estate Settlement Procedures Act as well as New York State statutory and common law claims. The complaints seek monetary damages, including treble damages, as well as injunctive relief. Subsequently, similar complaints were filed in many federal courts. There are numerous complaints pending alleging that the Fidelity Defendants conspired with their competitors to unlawfully inflate rates for title insurance in every major market in the United States. A motion was filed before the Multidistrict Litigation Panel to consolidate and/or coordinate these actions in the United States District Court in the Southern District of New York. However, that motion was denied. Where there are multiple cases in one state they have been consolidated before one district court judge in each state and scheduled for the filing of consolidated complaints and motion practice. Since the first of the year, the complaints filed in Texas and New York were dismissed with prejudice, but the plaintiffs have appealed. The complaints in Arkansas and Washington were dismissed with leave to amend, but the plaintiffs have not amended. The complaint in California was dismissed with leave to amend, the plaintiffs have amended, and the companies have moved to dismiss the amended complaint and the court denied the motion. The case will proceed on a state consumer protection cause of action. The complaint in Delaware was dismissed, but the plaintiffs were permitted to amend to state a claim for injunctive relief. The plaintiffs amended, and the defendants have moved to dismiss the amended complaint. The damage claims in the Pennsylvania cases were dismissed, but the plaintiffs were permitted to pursue injunctive relief. The plaintiffs were permitted limited discovery and a schedule for summary judgment briefing after the first of the year has been set. The magistrate has recommended that the Ohio complaint be dismissed. On December 17, 2009 the District Court Judge heard motions on the recommendation, and permitted the filing of additional briefs on January 25, 2010. In New Jersey, the Company's motion to dismiss the amended complaint remains under submission. In West Virginia, the case has been placed on the inactive list pending the resolution of the LandAmerica bankruptcy. The complaints filed in Florida and Massachusetts were all voluntarily dismissed.

On September 24, 2007 a third party complaint was filed in the In Re Ameriquest Mortgage Lending Practices Litigation in the United States District Court for the Northern District of Illinois by Ameriquest Mortgage Company ("Ameriquest") and Argent Mortgage Company ("Argent") against numerous title insurers and agents (the "Title Insurer Defendants"), including Chicago Title Company, Fidelity National Title Company, Fidelity National Title Insurance Company, American Pioneer Title Insurance Company (now known as Tigor Title Insurance Company of Florida), Chicago Title of Michigan, Fidelity National Title Insurance Company of New York, Transnation Title Insurance Company (now known as Lawyers Title Insurance Corporation), Commonwealth Land Title Insurance Company, Commonwealth Land Title Company, Lawyers Title Insurance Corporation, Chicago Title Insurance Company, Alamo Title Company, and Tigor Title Insurance Company (collectively, the "FNF Affiliates"). The third party complaint alleges that Ameriquest and Argent have been sued by a class of borrowers (and by numerous persons who have preemptively opted out of any class that may be certified) alleging that the two lenders violated the Truth in Lending Act ("TILA") by failing to comply with the notice of right to cancel provisions and making misrepresentations in lending to the borrowers, who now seek money damages. Ameriquest and Argent each alleges that the FNF Affiliates contracted and warranted to close these loans in conformity with the lender's instructions which correctly followed the requirements of TILA and contained no misrepresentations; therefore, if Ameriquest and Argent are liable to the class or to the opt-out plaintiffs, then the FNF Affiliates are liable to them for failing to close the lending transactions as agreed. Ameriquest and Argent seek to recover the cost of resolving the class action and other cases against them including their attorney's fees and costs in the action. The Title Insurer Defendants organized to form a defense group and, as requested by the court, are exploring the possibility of filing a single collective response. The Seventh Circuit, in which circuit these matters are pending, ruled in a separate case that TILA violations as alleged in these complaints could not be the subject of a class action seeking rescission, though the plaintiffs in the case against Ameriquest and Argent have not yet sought class certification and so the court in their case has not yet ruled on the applicability of the Court of Appeals' decision (which, in any event, would not affect the cases of

NOTES TO FINANCIAL STATEMENTS

individual plaintiffs). Ameriquest filed its fifth amended third party complaint against the defendants, and the Title Insurer Defendants moved to dismiss. On January 19, 2010 the court granted the motion as to the negligence claims, but denied the motion as to the contract claims and negligent misrepresentation claims. The Title Insurer Defendants will answer the Fifth Amended complaint.

There are class actions pending against several title insurance companies, including Security Union Title Insurance Company, Fidelity National Title Insurance Company, Chicago Title Insurance Company, Ticor Title Insurance Company of Florida, Commonwealth Land Title Insurance Company, Lawyers Title Insurance Corporation, and Ticor Title Insurance Company, alleging improper premiums were charged for title insurance. These cases allege that the named defendant companies failed to provide notice of premium discounts to consumers refinancing their mortgages, and/or failed to give discounts in refinancing transactions in violation of the filed rates. On January 26, 2010, plaintiffs Rodney P. Simon and Tracy Simon dismissed their lawsuit that was pending in the Court of Common Pleas in Cuyahoga County, Ohio.

None of the cases described above includes a statement as to the amount of damages demanded, but instead includes a demand for damages in an amount to be proved at trial. Damage requests in complaints served on the company frequently bear little relation to the amount of damages that could ultimately be proved at a trial.

Various governmental entities are studying the title insurance product, market, pricing, business practices, and potential regulatory and legislative changes. The Company receives inquiries and requests for information from state insurance departments, attorneys general and other regulatory agencies from time to time about various matters relating to its business. Sometimes these take the form of civil investigative subpoenas or market conduct examinations. The Company attempts to cooperate with all such inquiries. From time to time, the Company is assessed fines for violations of regulations or other matters or enters into settlements with such authorities which require the Company to pay money or take other actions.

The Georgia Insurance Commissioner and Chicago Title Insurance Company are engaged in discussions regarding market conduct matters involving rates, Closing Protection Letters and the licensing of agents. These discussions are in the early stage and we do not know the impact the outcome thereof will have on the Company, if any.

15. Leases:

The Company is a party to a number of long-term non-cancelable operating leases for certain facilities, furniture and equipment which expire in 2014. Rental expense for 2009 and 2008 was \$291,632 and \$2,231,096, respectively. At December 31, 2009, the minimum rental commitments under all such leases with initial or remaining terms of more than one year, exclusive of any additional amounts that may become due under escalation clauses, are:

2010	39,601
2011	33,695
2012	27,176
2013	6,694
2014 & beyond	3,467
	110,633

The Company is not involved in sale – leaseback transactions.

16. Information About Financial Instruments With Off Balance Sheet Risk and Financial Instruments With Concentrations of Credit Risk:

None

17. Sale, Transfer, and Servicing of Financial Assets and Extinguishments of Liabilities:

A. Transfer of Receivables Reported as Sales – not applicable

B. Transfer and Servicing of Financial Assets

(1) thru (3) The Company has entered into a Securities Lending Agreement (“the Agreement”) with Bank of New York (“BNY”), whereby it lends certain securities to certain BNY customers. The loaned securities remain assets of the Company. The Company receives cash collateral having a fair market value as of the transaction date at least equal to 102% of the fair value of loaned securities. A liability is established for the return of the collateral.

As of December 31, 2009, the fair value of securities loaned was as follows: Long term bonds, \$932,231.

As of December 31, 2009, the Company held the following collateral associated with securities lending transactions: cash equivalents, \$975,306.

(4) and (5) Securitized financial assets – not applicable

NOTES TO FINANCIAL STATEMENTS

(6) Transfers of receivables with recourse – not applicable

C. Wash Sales – not applicable

18. Gains or Loss to the Reporting Entity from Uninsured A & H Plans and the Uninsured Portion of Partially Insured Plans:

Not applicable

19. Direct Premium Written/Produced by Managing General Agents/Third Party Administrators:

Not applicable

20. Other Items:

A. Extraordinary Items – None

B. Troubled Debt Restructuring – None

C. Other Disclosures:

(1) Assets in the amount of \$6,994,884 at December 31, 2009 were on deposit with government authorities or trustees as required by law.

(2) In conducting its operations, the Company routinely holds customers' assets in trust, pending completion of real estate transactions. Such amounts are maintained in segregated bank accounts and have not been included in the accompanying statutory financial statements. At December 31, 2009 and December 31, 2008, the Company held approximately \$14,662,512 and \$16,159,779, respectively, of such assets in trust and has a contingent liability relating to the proper disposition of these assets for its customers.

D. Uncollectible Balances – Not applicable

E. Business Interruption Insurance Recoveries – Not applicable

F. State Transferable Tax Credits – None

G. Subprime Exposure

(1) The subprime lending sector, also referred to as B-paper, near-prime, or second chance lending, is the sector of the mortgage lending industry which lends to borrowers who do not qualify for prime market interest rates because of poor or insufficient credit history. The term also refers to paper taken on property that cannot be sold on the primary market, including loans on certain types of investment properties and certain types of self-employed individuals. Instability in the domestic and international credit markets due to problems in the subprime sector dictates the need for additional information related to exposure to subprime mortgage related risk.

For purposes of this disclosure, subprime exposure is defined as the potential for financial loss through direct investment, indirect investment, or underwriting risk associated with risk from the subprime lending sector. For purposes of this note, subprime exposure is not limited solely to the risk associated with holding direct mortgage loans, but also includes any indirect risk through investments in debt securities, asset backed or structured securities, hedge funds, common stock, subsidiaries and affiliates, and insurance product issuance. Although it can be difficult to determine the indirect risk exposures, it should be noted that not only does it include expected losses, it also includes the potential for losses that could occur due to significantly depressed fair value of the related assets in an illiquid market.

(2-4) As it relates to the exposure described above, the following information is disclosed:

(1) Direct exposure through investments in subprime mortgage loans – None

(2) Indirect exposure to subprime mortgage risk through investments in the following securities –

None

(3) Underwriting exposure to subprime mortgage risk – None

(4) The Company monitors its investments and the portfolio's performance on a continuous basis. The process comprises an analysis of 30, 60, and 90 day delinquency rates, cumulative net losses and levels of subordination, all of which are updated on a monthly basis, where applicable.

21. Events Subsequent:

(1) None

(2) None

22. Reinsurance:

A. Unsecured Reinsurance Recoverable – None

NOTES TO FINANCIAL STATEMENTS

- B. Reinsurance in Dispute – None
- C. Reinsurance Assumed or Ceded – Not applicable
- D. Uncollectible Reinsurance – None
- E. Commutation of Ceded Reinsurance – None
- F. Retroactive Reinsurance – None
- G. Reinsurance Accounted for as Deposit - None

23. Retrospectively Rated Contracts:

None

24. Change in Incurred Losses and Loss Adjustment Expenses:

Reserves for incurred losses and loss adjustment expenses attributable to insured events of prior years has increased (decreased) by \$(3,244,057) from \$16,860,855 in 2008 to \$13,616,798 in 2009 as a result of re-estimation of unpaid losses and loss adjustment expenses. This increase (decrease) is generally the result of ongoing analysis of recent loss development trends. Original estimates are increased or decreased as additional information becomes known regarding individual claims.

25. Inter-company Pooling Arrangements:

None

26. Structured Settlements:

None

27. Supplemental Reserve:

The Company does not use discounting in the calculation of its supplemental reserves.

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 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 No N/A
- 1.3 State Regulating? Nebraska
- 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
- 2.2 If yes, date of change:
- 3.1 State as of what date the latest financial examination of the reporting entity was made or is being made. 12/31/2009
- 3.2 State the as of date that the latest financial examination report became available from either the state of domicile or the reporting entity. This date should be the date of the examined balance sheet and not the date the report was completed or released. 12/31/2007
- 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). 05/15/2009
- 3.4 By what department or departments?
Nebraska Department of Insurance
- 3.5 Have all financial statement adjustments within the latest financial examination report been accounted for in a subsequent financial statement filed with departments? Yes No N/A
- 3.6 Have all of the recommendations within the latest financial examination report been complied with? Yes No N/A
- 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
- 4.12 renewals? Yes No
- 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
- 4.22 renewals? Yes No
- 5.1 Has the reporting entity been a party to a merger or consolidation during the period covered by this statement? Yes No
- 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? Yes No

GENERAL INTERROGATORIES

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.

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]

8.4 If response to 8.3 is yes, please provide the names and locations (city and state of the main office) of any affiliates regulated by a federal financial regulatory services agency [i.e., the Federal Reserve Board (FRB), the Office of the Comptroller of the Currency (OCC), the Office of Thrift Supervision (OTS), the Federal Deposit Insurance Corporation (FDIC) and the Securities Exchange Commission (SEC)] and identify the affiliate's primary federal regulator.

1 Affiliate Name	2 Location (City, State)	3 FRB	4 OCC	5 OTS	6 FDIC	7 SEC
.....

9. What is the name and address of the independent certified public accountant or accounting firm retained to conduct the annual audit?

KPMG, LLC One Independent Drive, Suite 2700, Independent Square, Jacksonville, FL 32202

.....

10. What is the name, address and affiliation (officer/employee of the reporting entity or actuary/consultant associated with an actuarial consulting firm) of the individual providing the statement of actuarial opinion/certification?

Timothy Schilling, FACS, MAAA Fidelity National Title Group, Inc. 601 Riverside Avenue, Jacksonville, FL 32204

.....

11.1 Does the reporting entity own any securities of a real estate holding company or otherwise hold real estate indirectly?

Yes [] No [X]

11.11 Name of real estate holding company

11.12 Number of parcels involved

11.13 Total book/adjusted carrying value

\$ _____

11.2 If yes, provide explanation:

.....

GENERAL INTERROGATORIES

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

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

.....

12.2 Does this statement contain all business transacted for the reporting entity through its United States Branch on risks wherever located?

Yes [] No [X]

12.3 Have there been any changes made to any of the trust indentures during the year?

Yes [] No [X]

12.4 If answer to (12.3) is yes, has the domiciliary or entry state approved the changes?

Yes [] No [X] N/A []

13.1 Are the senior officers (principal executive officer, principal financial officer, principal accounting officer or controller, or persons performing similar functions) of the reporting entity subject to a code of ethics, which includes the following standards?

- a. Honest and ethical conduct, including the ethical handling of actual or apparent conflicts of interest between personal and professional relationships;
- b. Full, fair, accurate, timely and understandable disclosure in the periodic reports required to be filed by the reporting entity;
- c. Compliance with applicable governmental laws, rules, and regulations;
- d. The prompt internal reporting of violations to an appropriate person or persons identified in the code; and
- e. Accountability for adherence to the code.

Yes [X] No []

13.11 If the response to 13.1 is no, please explain:

.....

13.2 Has the code of ethics for senior managers been amended?

Yes [] No [X]

13.21 If the response to 13.2 is yes, provide information related to amendment(s).

.....

13.3 Have any provisions of the code of ethics been waived for any of the specified officers?

Yes [] No [X]

13.31 If the response to 13.3 is yes, provide the nature of any waiver(s).

.....

BOARD OF DIRECTORS

14. Is the purchase or sale of all investments of the reporting entity passed upon either by the board of directors or a subordinate committee thereof?

Yes [X] No []

15. Does the reporting entity keep a complete permanent record of the proceedings of its board of directors and all subordinate committees thereof?

Yes [X] No []

16. Has the reporting entity an established procedure for disclosure to its board of directors or trustees of any material interest or affiliation on the part of any of its officers, directors, trustees or responsible employees that is in conflict or is likely to conflict with the official duties of such person?

Yes [X] No []

FINANCIAL

17. Has this statement been prepared using a basis of accounting other than Statutory Accounting Principles (e.g., Generally Accepted Accounting Principles)?

Yes [] No [X]

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

18.11 To directors or other officers	\$ _____
18.12 To stockholders not officers	\$ _____
18.13 Trustees, supreme or grand (Fraternal only)	\$ _____

GENERAL INTERROGATORIES

- 18.2 Total amount of loans outstanding at the end of year (inclusive of Separate Accounts, exclusive of policy loans):
- | | | |
|--|---|----------|
| | 18.21 To directors or other officers | \$ _____ |
| | 18.22 To stockholders not officers | \$ _____ |
| | 18.23 Trustees, supreme or grand (Fraternal only) | \$ _____ |
- 19.1 Were any assets reported in this statement subject to a contractual obligation to transfer to another party without the liability for such obligation being reported in the statement? Yes No
- 19.2 If yes, state the amount thereof at December 31 of the current year:
- | | | |
|--|----------------------------|----------|
| | 19.21 Rented from others | \$ _____ |
| | 19.22 Borrowed from others | \$ _____ |
| | 19.23 Leased from others | \$ _____ |
| | 19.24 Other | \$ _____ |
- 20.1 Does this statement include payments for assessments as described in the Annual Statement Instructions other than guaranty fund or guaranty association assessments? Yes No
- 20.2 If answer is yes:
- | | | |
|--|--|----------|
| | 20.21 Amount paid as losses or risk adjustment | \$ _____ |
| | 20.22 Amount paid as expenses | \$ _____ |
| | 20.23 Other amounts paid | \$ _____ |
- 21.1 Does the reporting entity report any amounts due from parent, subsidiaries or affiliates on Page 2 of this statement? Yes No
- 21.2 If yes, indicate any amounts receivable from parent included in the Page 2 amount: \$ 3,862,628

INVESTMENT

- 22.1 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? (other than securities lending programs addressed in 22.3) Yes No
- 22.2 If no, give full and complete information relating thereto:

- 22.3 For security lending programs, provide a description of the program including value for collateral and amount of loaned securities, and whether collateral is carried on or off-balance sheet. (an alternative is to reference Note 16 where this information is also provided)
 A description of the security lending program is disclosed in Note 17. Collateral is carried on the Balance Sheet.

- 22.4 Does the company's security lending program meet the requirements for a conforming program as outlined in the Risk-Based Capital Instructions? Yes No N/A
- 22.5 If answer to 22.4 is yes, report amount of collateral. \$ _____
- 22.6 If answer to 22.4 is no, report amount of collateral. \$ 975,306
- 23.1 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 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 19.1 and 22.3.) Yes No
- 23.2 If yes, state the amount thereof at December 31 of the current year:
- | | | |
|--|--|---------------------|
| | 23.21 Subject to repurchase agreements | \$ _____ |
| | 23.22 Subject to reverse repurchase agreements | \$ _____ |
| | 23.23 Subject to dollar repurchase agreements | \$ _____ |
| | 23.24 Subject to reverse dollar repurchase agreements | \$ _____ |
| | 23.25 Pledged as collateral | \$ _____ |
| | 23.26 Placed under option agreements | \$ _____ |
| | 23.27 Letter stock or securities restricted as to sale | \$ _____ |
| | 23.28 On deposit with state or other regulatory body | \$ <u>6,994,884</u> |
| | 23.29 Other | \$ _____ |

GENERAL INTERROGATORIES

23.3 For category (23.27) provide the following:

1 Nature of Restriction	2 Description	3 Amount

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

24.2 If yes, has a comprehensive description of the hedging program been made available to the domiciliary state? Yes No N/A
 If no, attach a description with this statement.

25.1 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

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

26. Excluding items in Schedule E-Part 3-Special Deposits, 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 Section 3, III Conducting Examinations, F – Custodial or Safekeeping agreements of the NAIC Financial Condition Examiners Handbook? Yes No

26.01 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
Bank of New York Mellon Trust Company	700 S. Flower St., Suite 200; Los Angeles, CA 90017

26.02 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)

26.03 Have there been any changes, including name changes, in the custodian(s) identified in 26.01 during the current year? Yes No

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

1 Old Custodian	2 New Custodian	3 Date of Change	4 Reason
Bank of New York Mellon Trust Co	Bank of New York Mellon Trust Co	06/21/2009	Custody agreement restated to conform to Nebraska
"	"	06/21/2009	DOI requirements
Bank of New York Mellon Trust Co	Bank of New York Mellon Trust Co	01/27/2010	Florida rider removed from custody agreement

26.05 Identify all investment advisors, broker/dealers or individuals acting on behalf of broker/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(s)	3 Address
Managed in House	Matthew Hartmann	601 Riverside Avenue, Jacksonville, FL 32204

27.1 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

GENERAL INTERROGATORIES

27.2 If yes, complete the following schedule:

1 CUSIP #	2 Name of Mutual Fund	3 Book/Adjusted Carrying Value
27.2999 TOTAL		

27.3 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

28. 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 (+)
28.1 Bonds	100,653,715	104,149,215	3,495,500
28.2 Preferred stocks			
28.3 Totals	100,653,715	104,149,215	3,495,500

28.4 Describe the sources or methods utilized in determining the fair values:

Standard & Poor's Securities Evaluations provides pricing for tax-exempt securities. Interactive Data Corp. provides pricing for all other securities, with the following exception: CUSIP #05565E-C#-0 (BMW Capital) is valued by Bank of America Merrill Lynch.

29.1 Was the rate used to calculate fair value determined by a broker or custodian for any of the securities in Schedule D?

Yes No

29.2 If yes, does the reporting entity have a copy of the broker's or custodian's pricing policy (hard copy or electronic copy) for all brokers or custodians used as a pricing source?

Yes No

29.3 If no, describe the reporting entity's process for determining a reliable pricing source for purposes of disclosure of fair value for Schedule D:

Bank of America Merrill Lynch is a globally recognized provider of investment-related services, including valuation services. Investment staff review these valuations regularly for reasonableness.

30.1 Have all the filing requirements of the Purposes and Procedures Manual of the NAIC Securities Valuation Office been followed?

Yes No

30.2 If no, list exceptions:

N/A

OTHER

31.1 Amount of payments to Trade associations, service organizations and statistical or Rating Bureaus, if any?

\$ 34,599

GENERAL INTERROGATORIES

31.2 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
Florida Land Title Association	10,750
Title Insurance Rating Service Association	9,455

32.1 Amount of payments for legal expenses, if any? \$ 979

32.2 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
Miller, South and Milhouse	979

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

33.2 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

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. \$ 37,000,000
- 3.1 Has this reporting entity reinsured any risk with any other entity and agreed to release such entity from liability, in whole or in part, from any loss that may occur on the risk or portion thereof, reinsured? Yes [] No [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 [X] No []
- 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. \$ 0
8. What is the aggregate amount of mortgage loans owned by the reporting entity that consist of co-ordinate interest in first liens? \$ 0
- 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>0</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>0</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>14,662,512</u> |
| These funds consist of: | | |
| 9.22 In cash on deposit | | \$ <u>14,662,512</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	2	3	4	5
	2009	2008	2007	2006	2005
Source of Direct Title Premiums Written (Part 1A)					
1. Direct operations (Part 1A, Line 1, Col. 1)				391,822	12,414,394
2. Non-affiliated agency operations (Part 1A, Line 1, Col. 2)	72,716,612	43,914,940	83,543,448	163,280,940	327,599,833
3. Affiliated agency operations (Part 1A, Line 1, Col. 3)					2,707,163
4. Total	72,716,612	43,914,940	83,543,448	163,672,762	342,721,390
Operating Income Summary (Page 4 & Part 1)					
5. Premiums earned (Part 1B, Line 3)	79,065,888	60,817,658	85,830,997	165,652,744	329,114,787
6. Escrow and settlement service charges (Part 1A, Line 2)	850	600	2,850	30,246	1,697,410
7. Title examinations (Part 1C, Line 1)			1,600	69,186	70,912
8. Searches and abstracts (Part 1C, Line 2)	2,806,407	5,398,074	7,264,027	9,691,392	10,886,022
9. Surveys (Part 1C, Line 3)					
10. Aggregate write-ins for service charges (Part 1C, Line 4)	366,284	362,013	505,151	959,464	1,498,806
11. Aggregate write-ins for other operating income (Page 4, Line 2)					
12. Total operating income (Page 4, Line 3)	82,239,429	66,578,345	93,604,625	176,403,032	343,267,937
Statement of Income (Page 4)					
13. Net operating gain or (loss) (Line 8)	8,514,568	3,714,604	(24,507,749)	(6,557,806)	8,586,815
14. Net investment gain or (loss) (Line 11)	4,992,577	4,126,515	4,123,733	5,041,226	4,612,325
15. Total other income (Line 12)	(97,413)	(1,661,947)	882,326		
16. Federal and foreign income taxes incurred (Line 14)	1,478,903	(9,201,284)	(8,577,298)	(4,308,305)	(1,052,657)
17. Net income (Line 15)	11,930,829	15,380,456	(10,924,392)	2,791,725	14,251,797
Balance Sheet (Pages 2 and 3)					
18. Title insurance premiums and fees receivable (Page 2, Line 13, Col. 3)	1,941,006	909,165	2,617,478	5,616,178	11,707,969
19. Total admitted assets excluding segregated accounts (Page 2, Line 24, Col. 3)	119,660,849	110,165,088	120,872,364	119,638,355	144,526,813
20. Known claims reserve (Page 3, Line 1)	13,616,798	16,860,855	18,143,728	15,050,887	18,862,742
21. Statutory premium reserve (Page 3, Line 2)	40,520,541	46,927,117	63,963,771	66,473,270	68,433,897
22. Total liabilities (Page 3, Line 21)	79,105,228	81,287,086	95,285,888	89,780,366	103,866,619
23. Capital paid up (Page 3, Lines 23 + 24)	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
24. Surplus as regards policyholders (Page 3, Line 30)	40,555,621	28,878,002	25,586,476	29,857,989	40,660,194
Cash Flow (Page 5)					
25. Net cash from operations (Line 11)	9,630,402	(2,827,901)	(5,443,236)	1,972,639	13,297,418
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					
26. Bonds (Line 1)	97.4	96.3	96.9	94.6	90.0
27. Stocks (Lines 2.1 & 2.2)	0.0	1.8	0.0	0.0	0.0
28. Mortgage loans on real estate (Line 3.1 and 3.2)	0.1				
29. Real estate (Lines 4.1, 4.2 & 4.3)	0.3	1.0	0.9	0.9	0.8
30. Cash, cash equivalents and short-term investments (Line 5)	2.2	0.9	2.2	4.5	9.1
31. Contract loans (Line 6)					
32. Other invested assets (Line 7)					
33. Receivable for securities (Line 8)		0.0	0.0	0.1	0.0
34. Aggregate write-ins for invested assets (Line 9)					
35. 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					
36. Affiliated bonds (Sch. D Summary, Line 12, Col. 1)					
37. Affiliated preferred stocks (Sch. D, Summary, Line 18, Col. 1)					
38. Affiliated common stocks (Sch. D, Summary, Line 24, Col. 1)					
39. Affiliated short-term investments (subtotals included in Schedule DA Verification, Col. 5, Line 10)					
40. Affiliated mortgage loans on real estate					
41. All other affiliated					
42. Total of above Lines 36 to 41					
43. Percentage of investments in parent, subsidiaries and affiliates to surplus as regards policyholders (Line 42 above divided by Page 3, Line 30, Col. 1 x 100.0)					

FIVE – YEAR HISTORICAL DATA

(Continued)

	1	2	3	4	5
	2009	2008	2007	2006	2005
Capital and Surplus Accounts (Page 4)					
44. Net unrealized capital gains or (losses) (Line 18)	387,358	(560,925)			
45. Change in nonadmitted assets (Line 21)	(1,534,041)	14,563,791	7,969,743	3,817,055	(33,056,119)
46. Dividends to stockholders (Line 28)				(14,200,000)	
47. Change in surplus as regards policyholders for the year (Line 31)	11,677,618	3,291,528	(4,271,514)	(10,802,205)	6,317,307
Losses Paid and Incurred (Part 2A)					
48. Net payments (Line 5, Col. 4)	9,388,820	12,914,393	18,527,889	18,541,210	19,487,538
49. Losses and allocated LAE incurred (Line 8, Col. 4)	6,144,763	11,631,521	21,620,730	14,729,355	27,533,876
50. Unallocated LAE incurred (Line 9, Col. 4)	4,086,567	3,043,978	3,223,482	2,788,542	
51. Losses and loss adjustment expenses incurred (Line 10, Col. 4)	10,231,330	14,675,499	24,844,212	17,517,897	27,533,876
Operating Expenses to Total Operating Income (Part 3)(%) (Line item divided by Page 4, Line 3 x 100.0)					
52. Personnel costs (Part 3, Line 1.5, Col. 4)	3.3	11.4	13.6	9.7	8.1
53. Amounts paid to or retained by title agents (Part 3, Line 2, Col. 4)	69.5	51.7	68.4	69.7	72.3
54. All other operating expenses (Part 3, Lines 24 minus 1.5 minus 2, Col. 4)	4.5	10.2	17.7	14.5	9.0
55. Total (Lines 52 to 54)	77.2	73.3	99.6	93.8	89.5
Operating Percentages (Page 4) (Line item divided by Page 4, Line 3 x 100.0)					
56. Losses and loss adjustment expenses incurred (Line 4)	12.4	22.0	26.5	9.9	8.0
57. Operating expenses incurred (Line 5)	77.2	72.4	99.6	93.8	89.5
58. Aggregate write-ins for other operating deductions (Line 6)					
59. Total operating deductions (Line 7)	89.6	94.4	126.2	103.7	97.5
60. Net operating gain or (loss) (Line 8)	10.4	5.6	(26.2)	(3.7)	2.5
Other Percentages (Line item divided by Part 1B, Line 1.4 x 100.0)					
61. Losses and loss expenses incurred to net premiums written (Page 4, Line 4)	14.1	33.5	29.8	10.7	8.0
62. Operating expenses incurred to net premiums written (Page 4, Line 5)	87.4	110.1	111.9	101.1	89.6

NOTE: If a party to a merger, have the two most recent years of this exhibit been restated due to a merger in compliance with the disclosure requirements of SSAP No. 3, Accounting Changes and Correction of Errors?

Yes [] No [X]

If no, please explain:

N/A

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	484,555	168	62,326	1,750	545,299	15,009				11,669		
2. 2000	20,957	97,739	7	6,347	360	103,733	5,407				2,621		
3. 2001	35,101	150,799	4	9,789	346	160,246	7,932				4,851		
4. 2002	55,415	226,510	9	11,383	417	237,485	11,142				5,783		
5. 2003	69,440	285,488	1	15,436	495	300,430	9,672				6,083		
6. 2004	62,103	251,845	22	14,793	538	266,122	10,350				8,263		
7. 2005	83,182	342,721	20	14,153	98	356,796	11,597				6,022		
8. 2006	39,447	163,673	31	10,750	12	174,442	3,164				2,825		
9. 2007	22,143	83,543	87	7,774	311	91,093	888				813		
10. 2008	12,352	43,915	185	5,780	318	49,562	221				62		
11. 2009	22,551	72,717	135	3,174	193	75,833	5				26		
12. Totals	X X X	2,203,505	669	161,705	4,838	2,361,041	75,387				49,018		

	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	6,856	5,038	31,716	8,490	446				3,092			881
2. 2000	2,747	784	8,812	2,412	341				1,452			245
3. 2001	2,685	807	13,590	3,314	613				2,590			377
4. 2002	2,207	1,110	18,035	3,291	1,045				4,293			501
5. 2003	1,918	1,340	17,095	4,159	1,940				5,457			475
6. 2004	2,832	2,164	20,777	2,543	2,444				6,750			577
7. 2005	2,631	2,744	20,363	2,433	2,991				10,503			964
8. 2006	1,605	2,199	8,188	1,556	2,249				5,775			626
9. 2007	193	1,585	3,286	596	923				4,119			889
10. 2008		1,141	1,424	88	449				2,776			1,636
11. 2009		416	447	26	175				4,929			811
12. Totals	23,674	19,328	143,733	28,908	13,616				51,736			7,982

	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	4,419	75	30,216			30,216	6.607	6.627	X X X			4,419
2. 2000	2,038	37	9,821			9,821	10.424	10.460	51.773			2,038
3. 2001	3,580	65	15,986			15,986	10.692	10.715	48.916			3,580
4. 2002	5,839	114	22,263			22,263	10.036	10.053	43.082			5,839
5. 2003	7,872	159	23,152			23,152	8.297	8.310	35.955			7,872
6. 2004	9,771	268	27,807			27,807	11.457	11.479	49.189			9,771
7. 2005	14,458	296	31,113			31,113	9.757	9.759	41.861			14,458
8. 2006	8,650	221	14,013			14,013	9.654	9.652	42.685			8,650
9. 2007	5,931	194	6,743			6,743	10.093	10.118	41.625			5,931
10. 2008	4,861	39	3,508			3,508	12.647	12.681	50.882			4,861
11. 2009	5,915	26	5,135			5,135	8.383	8.389	28.212			5,915
12. Totals	73,334	1,494	189,757			189,757	X X X	X X X	X X X		X X X	73,334

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

States, Etc.	1	2	Direct Premiums Written			6	7	8	9	10
			3	Agency Operations						
				4	5					
Active Status	Premium Rate (b)	Direct Operations	Non-affiliated Agencies	Affiliated Agencies	Other Income	Direct Premiums Earned	Direct Losses Paid	Direct Losses Incurred	Direct Losses Unpaid	
1. Alabama	AL	L R		1,982,184			2,148,398	144,233	210,900	183,331
2. Alaska	AK	L AI								
3. Arizona	AZ	L AI		113,146			314,257	(63,633)	274,696	600,621
4. Arkansas	AR	L R		108,653		12,675	121,113	39,362	237,905	327,067
5. California	CA	L AI				543	104,207		(3,554)	
6. Colorado	CO	L AI		1,766,190			1,836,365	(49,555)	420,865	766,165
7. Connecticut	CT	L R		374,457			423,995	1,348,447	(326,585)	106,614
8. Delaware	DE	L R		189,188			227,029	(7,078)	(6,330)	5,197
9. District of Columbia	DC	L R		72,405			71,294		(6,474)	
10. Florida	FL	L R		24,253,036		2,862,210	27,428,199	2,545,710	3,521,337	3,780,421
11. Georgia	GA	L R		2,640,824			3,251,452	220,949	54,177	631,692
12. Hawaii	HI	L AI								
13. Idaho	ID	L AI								
14. Illinois	IL	L R		20,797			62,094	7,686	770	31,706
15. Indiana	IN	L R		823,870		4,927	891,590	144,531	(21,999)	127,736
16. Iowa	IA	N O		16,483		(29)	19,661	4,033	2,048	2,108
17. Kansas	KS	L O		119,753			137,834	835	40,009	82,551
18. Kentucky	KY	L R		363,230			390,698	165,214	191,151	176,782
19. Louisiana	LA	L R		905,876			931,291	92,856	104,729	70,081
20. Maine	ME	L R		278,764			276,260	55,199	91,513	44,872
21. Maryland	MD	L R		3,443,964			3,673,293	231,037	(118,330)	265,492
22. Massachusetts	MA	L R		2,079,643			2,026,259	27,582	55,143	140,495
23. Michigan	MI	L AI		669,735			1,184,529	1,676,858	798,998	1,379,929
24. Minnesota	MN	L R		865,746			1,038,736	516,050	461,650	277,502
25. Mississippi	MS	L R		90,564			140,558	27,727	19,301	31,371
26. Missouri	MO	L R		905,797		43,840	954,964	205,547	61,925	279,229
27. Montana	MT	L AI		28,578			48,912	15,025	3,644	5,185
28. Nebraska	NE	L AI		1,261,230			1,060,126	40,597	(25,638)	13,168
29. Nevada	NV	L AI		6,367			18,409	4,500	1,545	
30. New Hampshire	NH	L R		379,897			367,409	1,811	8,431	6,620
31. New Jersey	NJ	L R		4,629,639		891	4,561,506	82,793	148,701	171,373
32. New Mexico	NM	L AI		50,929			49,356			
33. New York	NY	L O		4,295,607			4,471,924	972,129	(605,751)	1,465,721
34. North Carolina	NC	L R		2,122,645			2,107,235	261,385	105,818	165,830
35. North Dakota	ND	L R		2,956			5,117	71	71	
36. Ohio	OH	L R		252,143			598,940	74,991	(19,589)	884,604
37. Oklahoma	OK	L R		163,764			201,200	13,090	1,541	340,911
38. Oregon	OR	L AI								
39. Pennsylvania	PA	L O		10,394,460		248,454	10,278,941	24,119	(111,308)	175,404
40. Rhode Island	RI	L R		18,323			35,190	3,099	(1,733)	
41. South Carolina	SC	L R		217,700			285,602	42,266	(6,095)	46,020
42. South Dakota	SD	L AI								
43. Tennessee	TN	L O		1,677,871			1,866,933	156,167	231,388	302,326
44. Texas	TX	L AI		252,681			292,228	86,087	78,736	4,469
45. Utah	UT	L AI					6,191	2,010	2,784	774
46. Vermont	VT	L R		284,681			274,940	19,291	7,814	17,911
47. Virginia	VA	L R		3,299,982		30	3,546,101	187,709	304,568	577,779
48. Washington	WA	L AI					748			
49. West Virginia	WV	L R		312,436			293,728	100	(208,416)	
50. Wisconsin	WI	L AI		980,420			1,041,079	67,988	164,407	127,740
51. Wyoming	WY	L AI								
52. American Samoa	AS	N								
53. Guam	GU	N								
54. Puerto Rico	PR	L R								
55. U.S. Virgin Islands	VI	L R								
56. Northern Mariana Islands	MP	N								
57. Canada	CN	N R								
58. Aggregate Other Alien	OT	X X X	X X X							
59. Totals	(a) 52	X X X		72,716,614		3,173,541	79,065,891	9,388,818	6,144,763	13,616,797

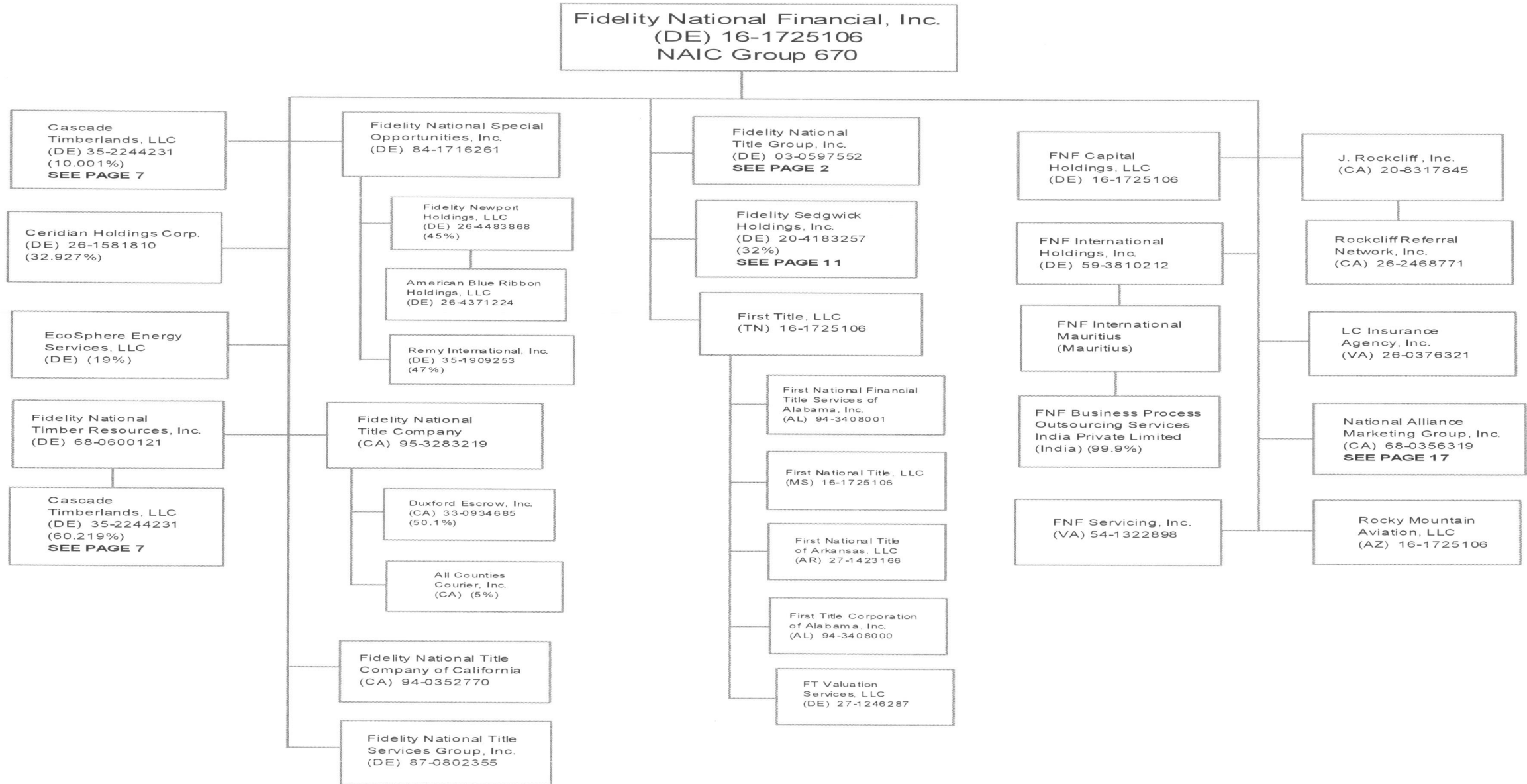
DETAILS OF WRITE-INS										
5801.		X X X								
5802.		X X X								
5803.		X X X								
5898. Summary of remaining write-ins for Line 58 from overflow page		X X X	X X X							
5899. Totals (Lines 5801 through 5803 plus 5898) (Line 58 above)		X X X	X X X							

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

(b) Insert "A1" 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

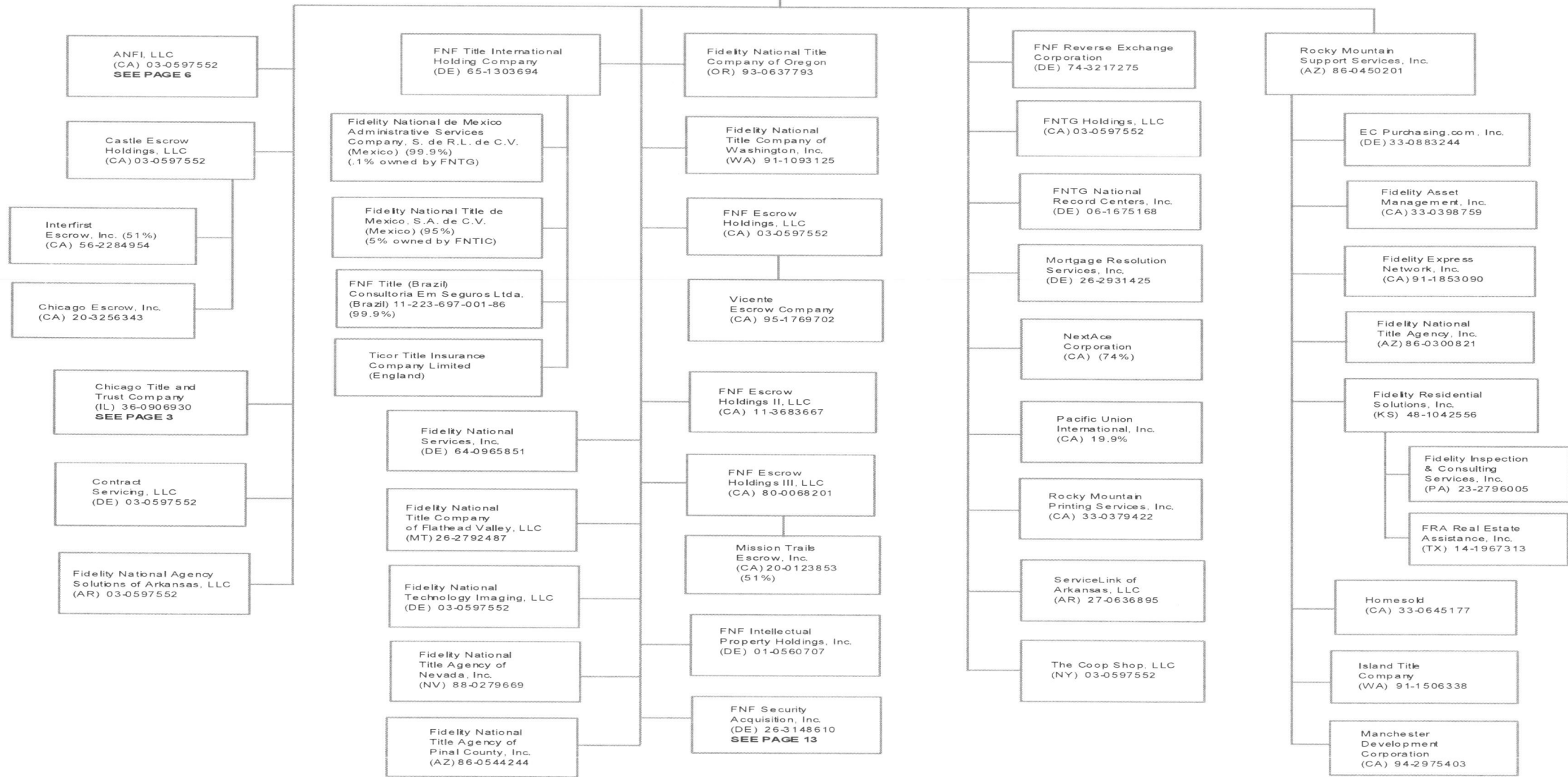
PART 1 - ORGANIZATIONAL CHART



SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP

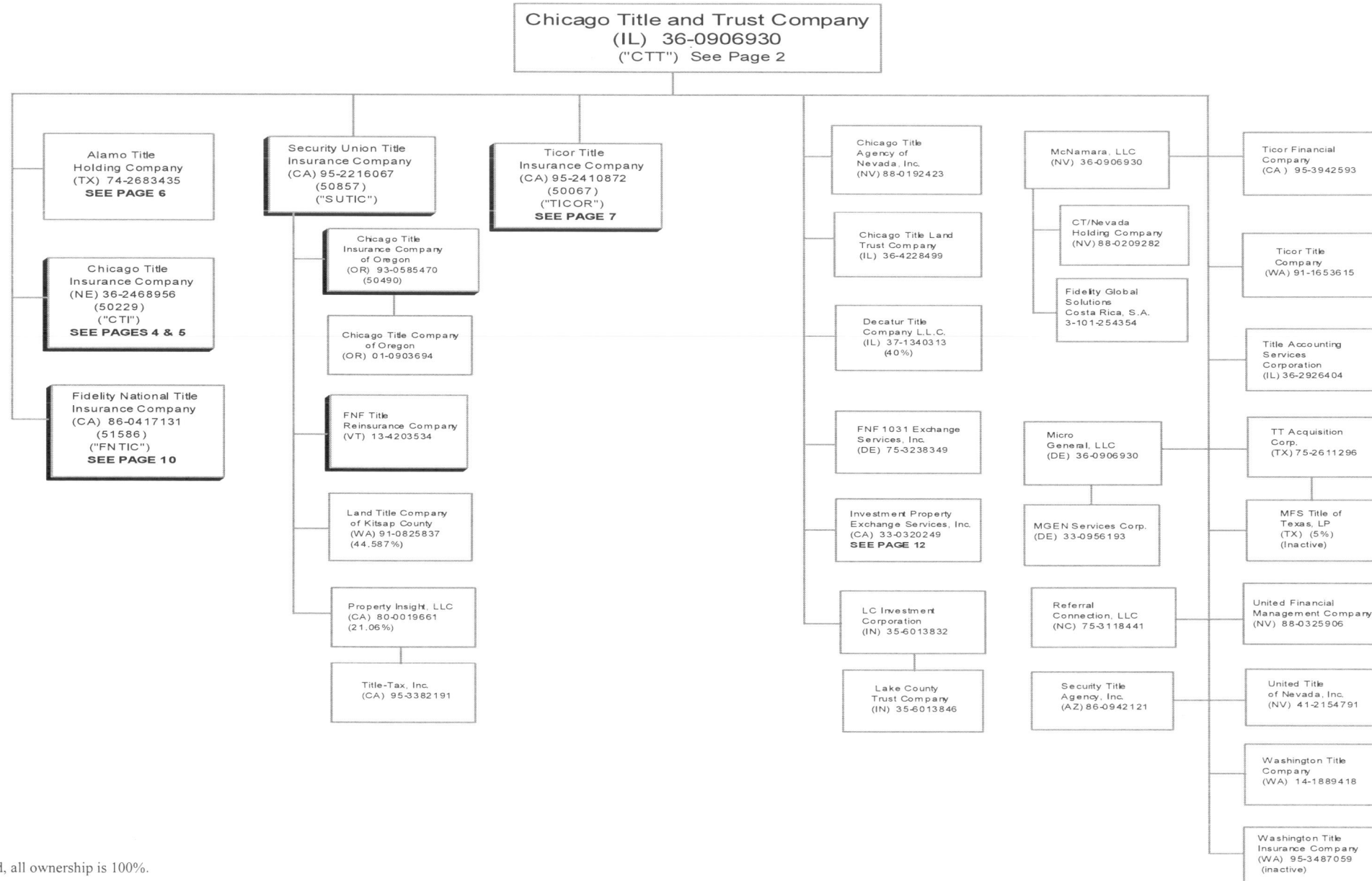
PART 1 - ORGANIZATIONAL CHART

Fidelity National Title Group, Inc.
(DE) 03-0597552
("FNTG") See Page 1



SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP

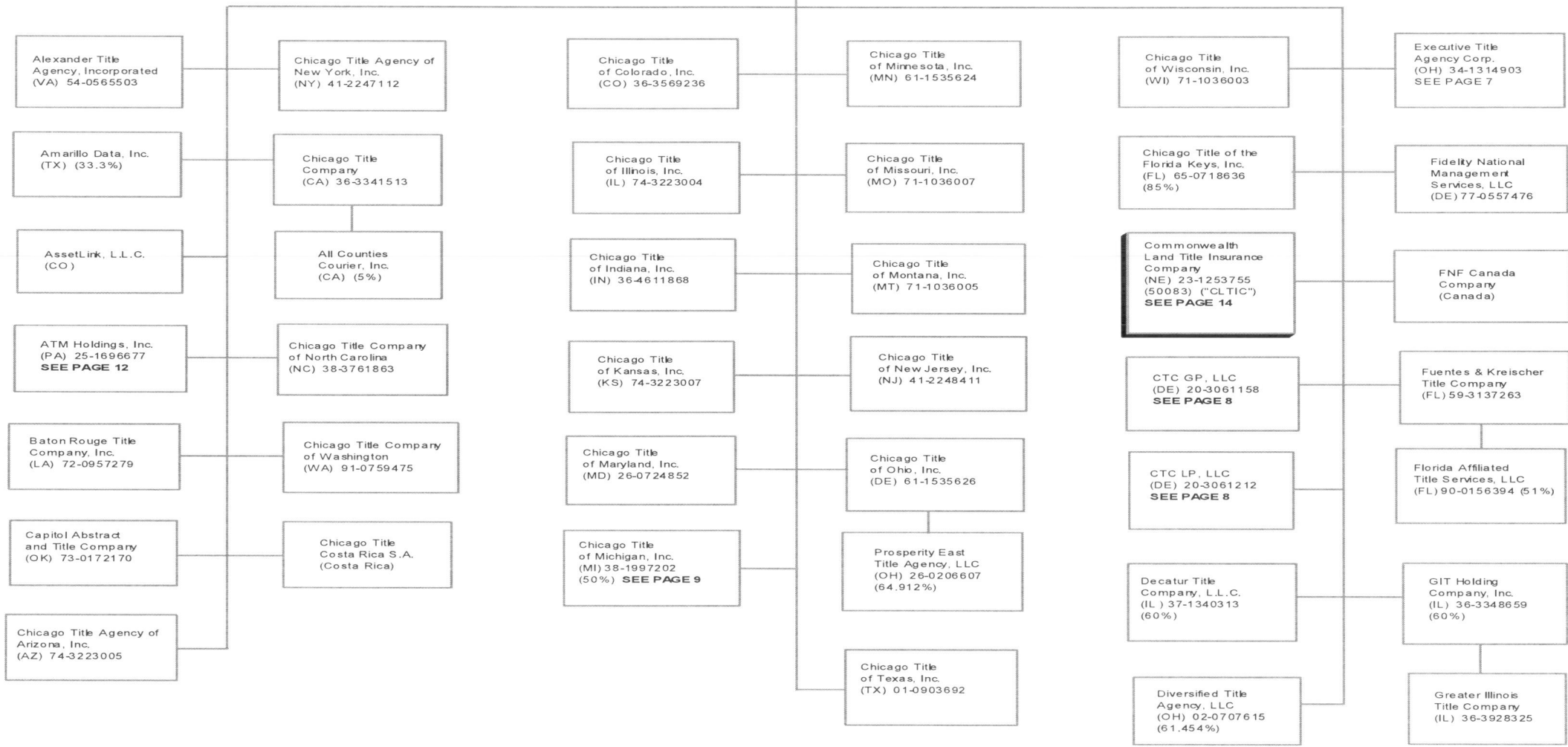
PART 1 - ORGANIZATIONAL CHART



SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP

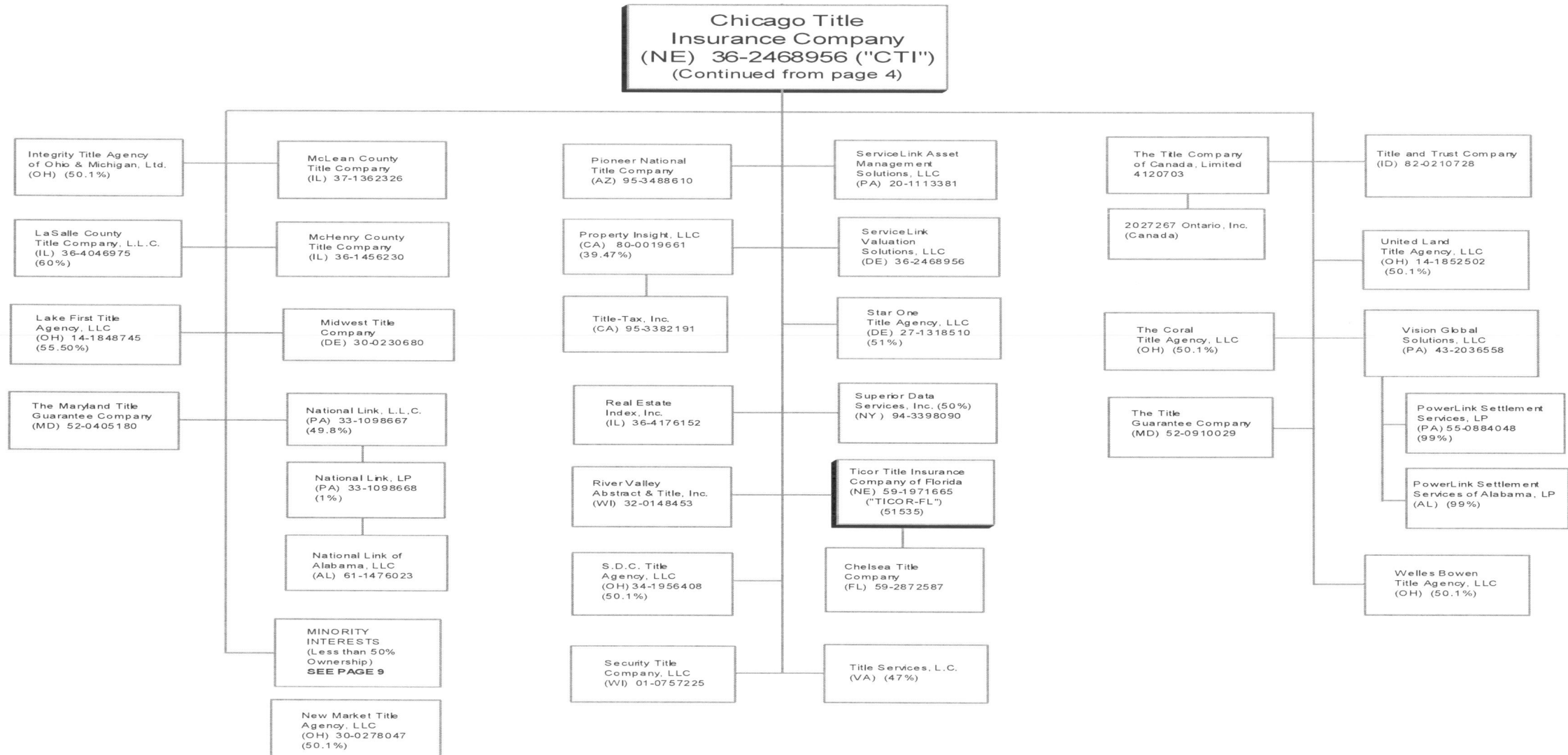
PART 1 - ORGANIZATIONAL CHART

Chicago Title
Insurance Company
(NE) 36-2468956 ("CTI")
(See page 3) (Continued on Page 5)



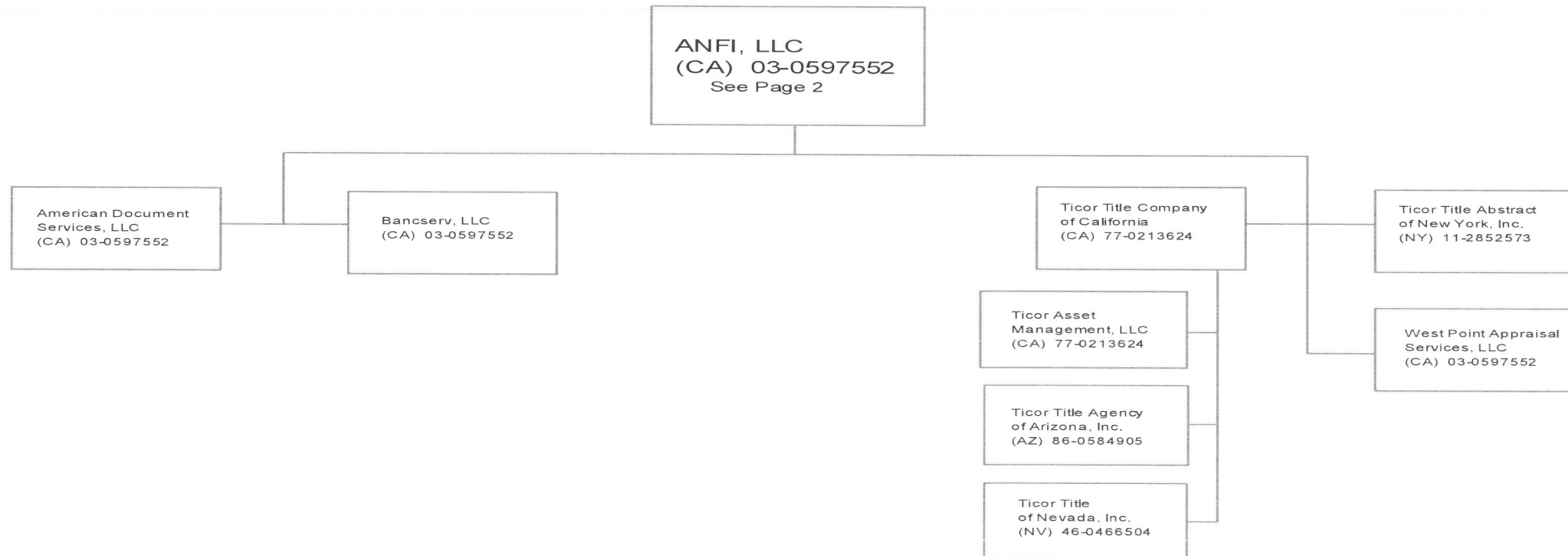
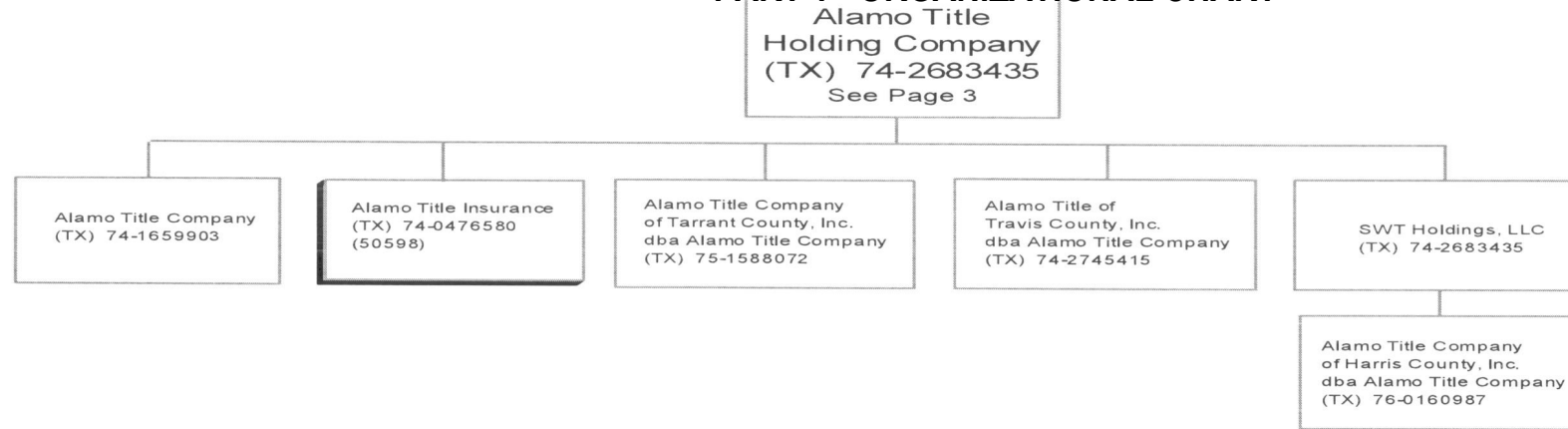
SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP

PART 1 - ORGANIZATIONAL CHART



SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP

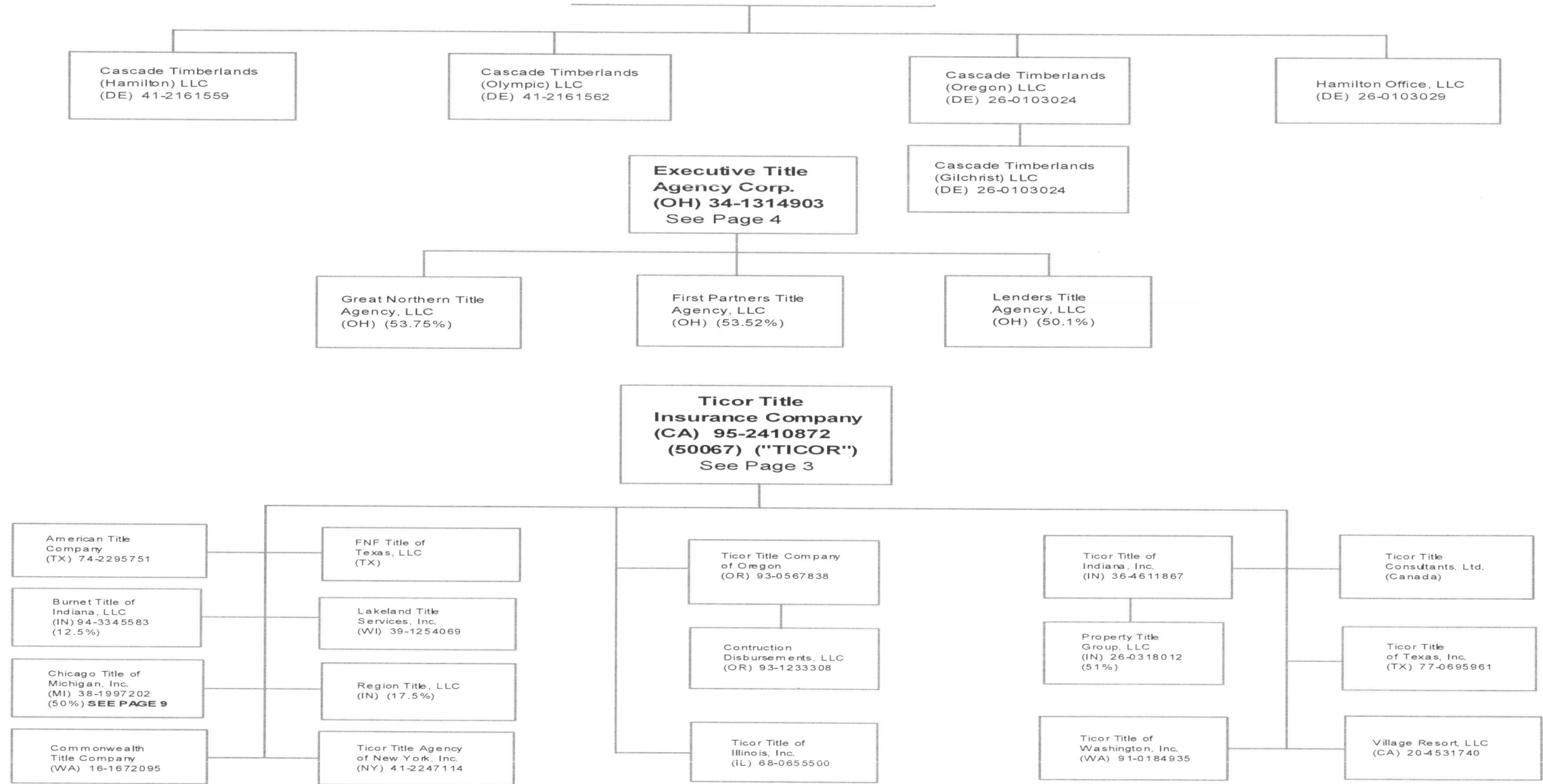
PART 1 - ORGANIZATIONAL CHART



SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP

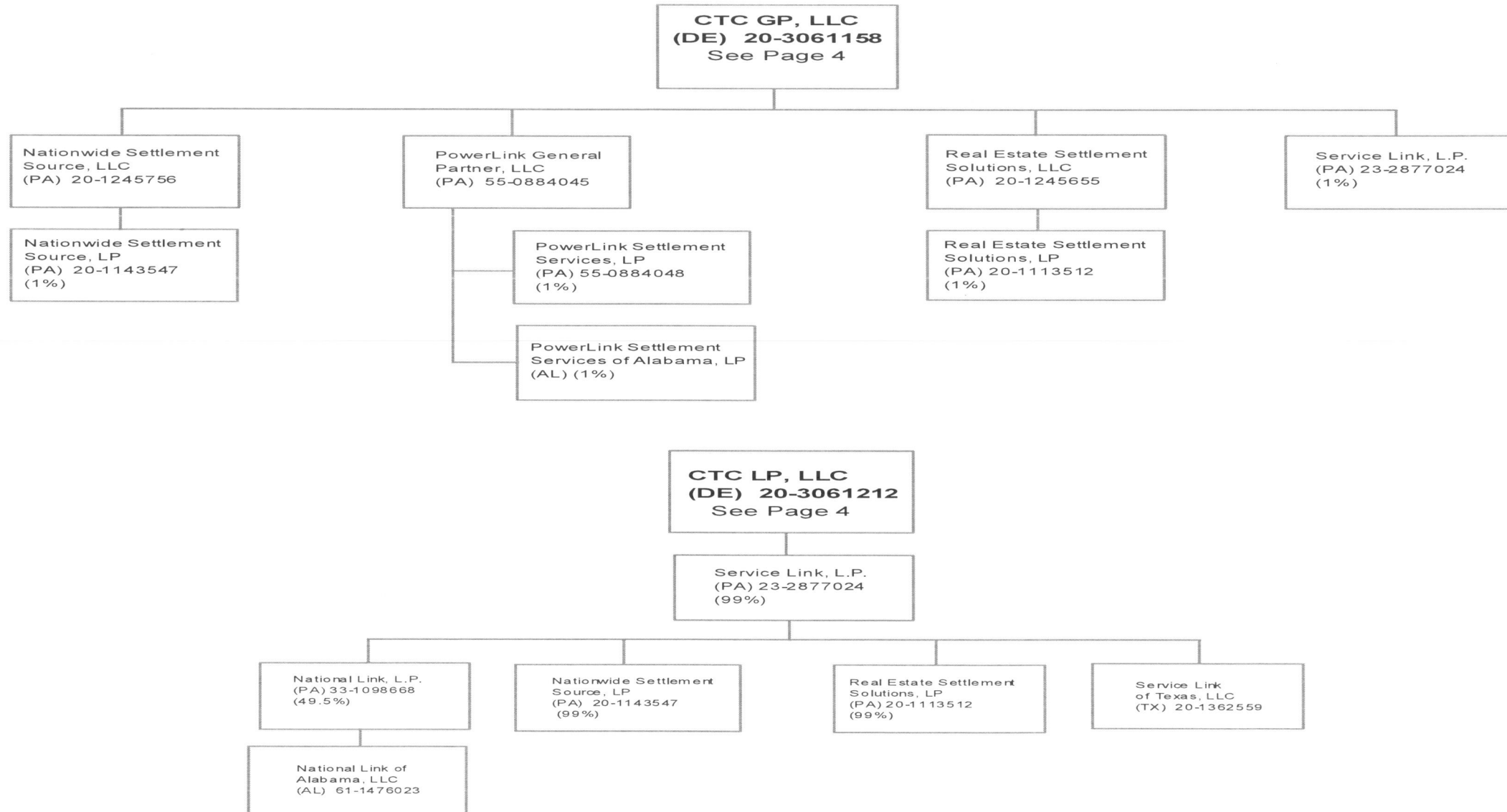
PART 1 - ORGANIZATIONAL CHART

Cascade Timberlands, LLC (DE) (70.22% total ownership)



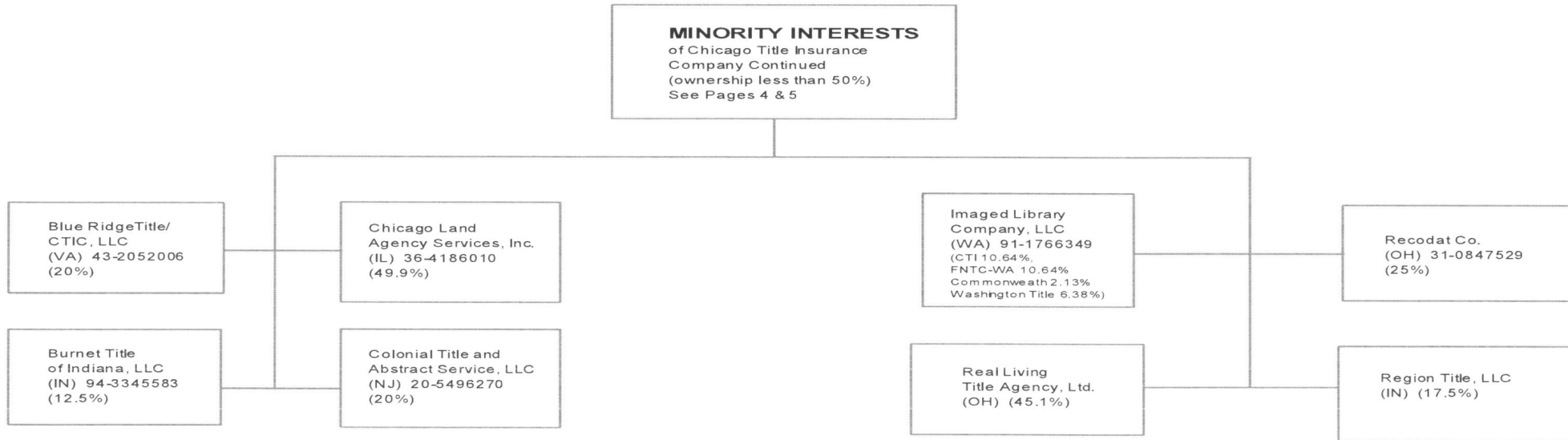
SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP

PART 1 - ORGANIZATIONAL CHART



SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP

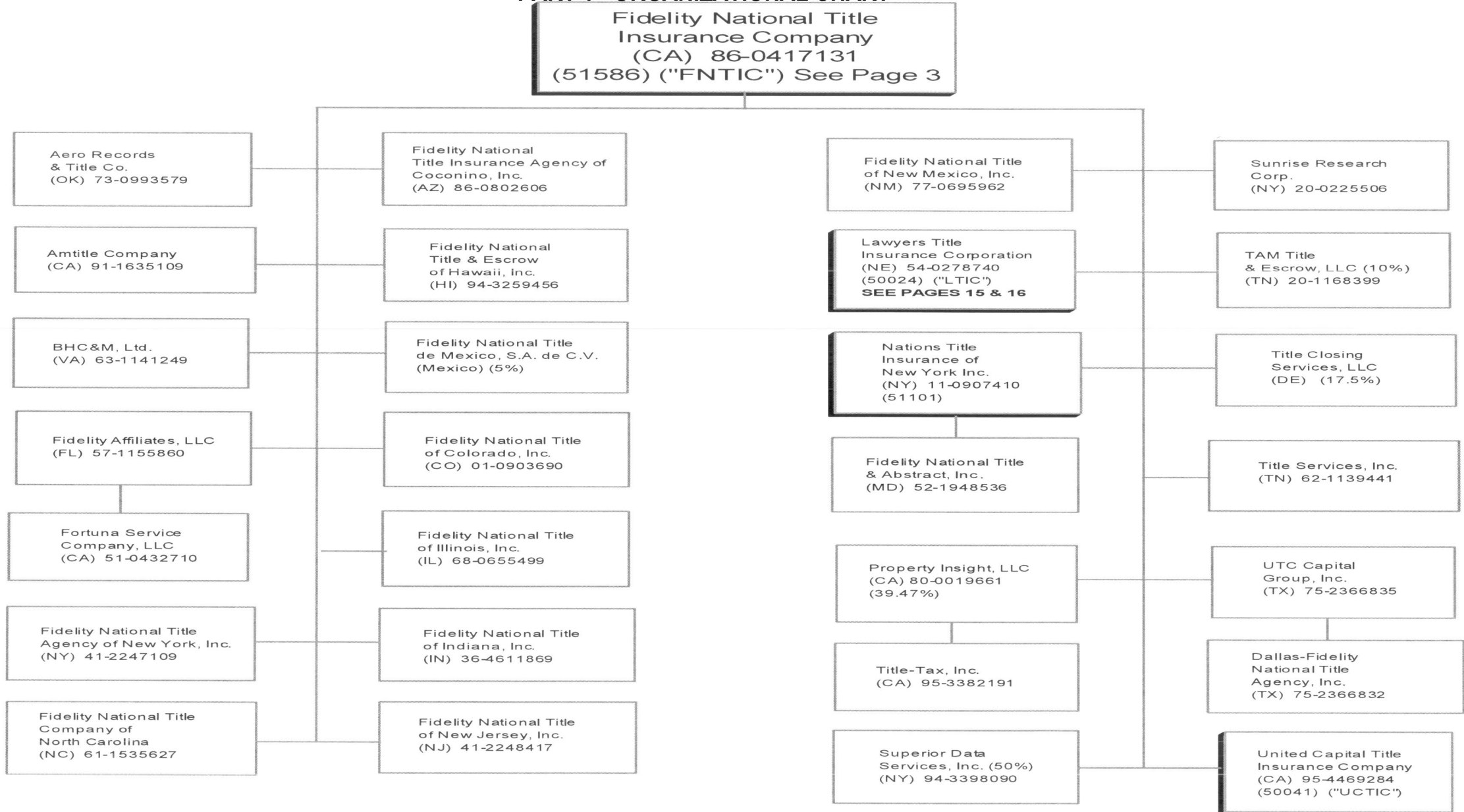
PART 1 - ORGANIZATIONAL CHART



Unless otherwise noted, all ownership is 100%.

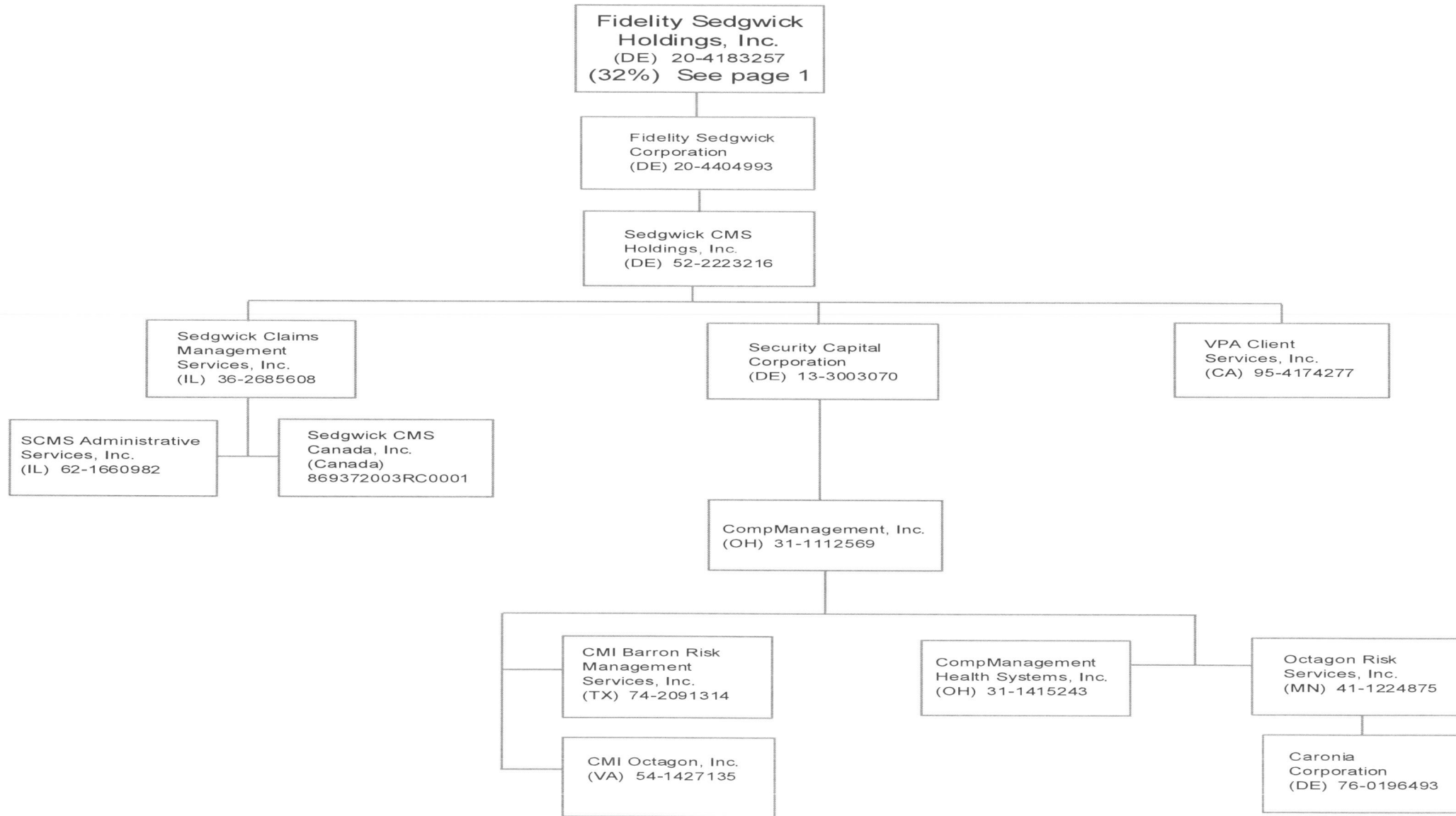
SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP

PART 1 - ORGANIZATIONAL CHART



SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP

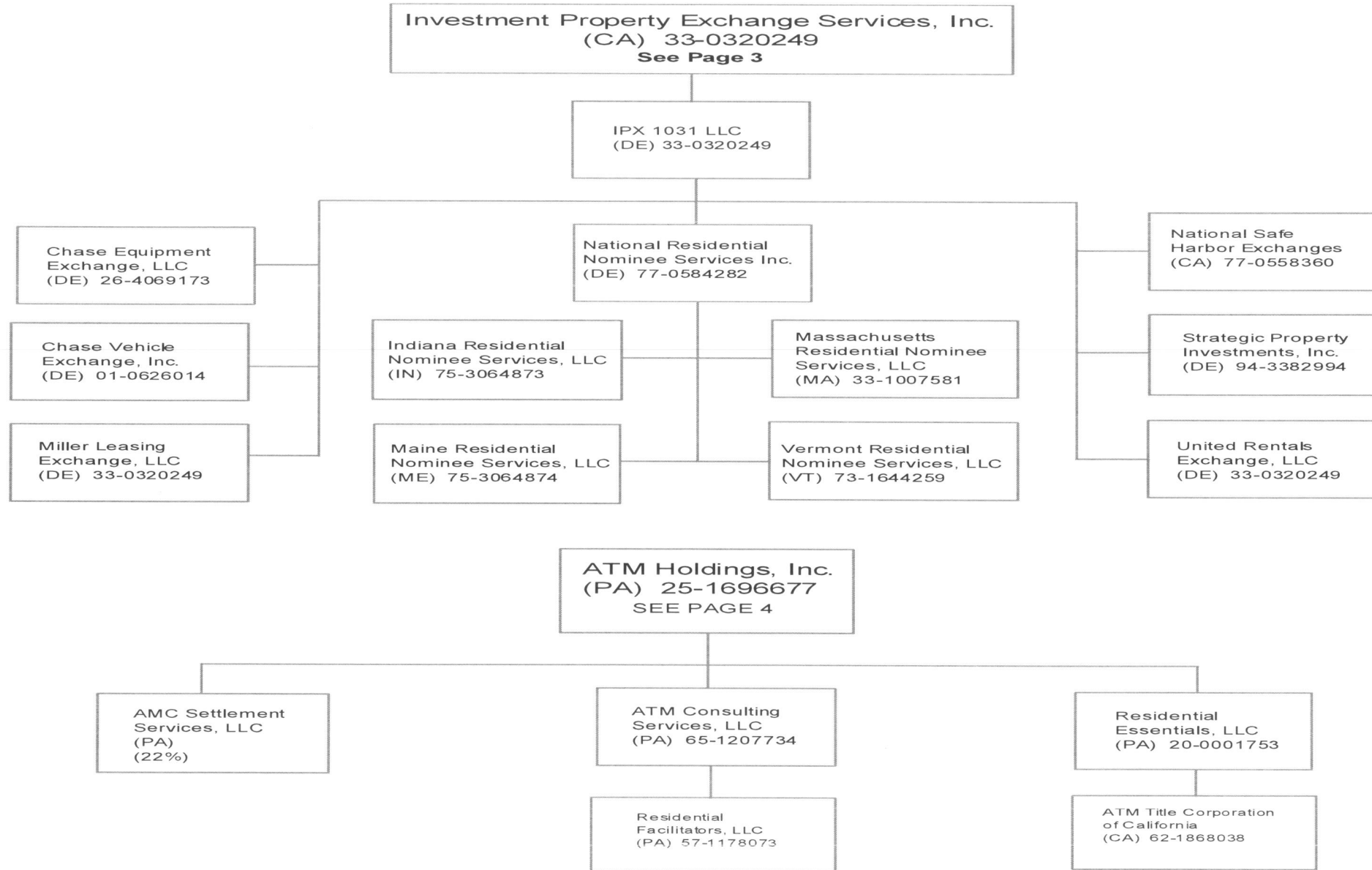
PART 1 - ORGANIZATIONAL CHART



39.10

SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP

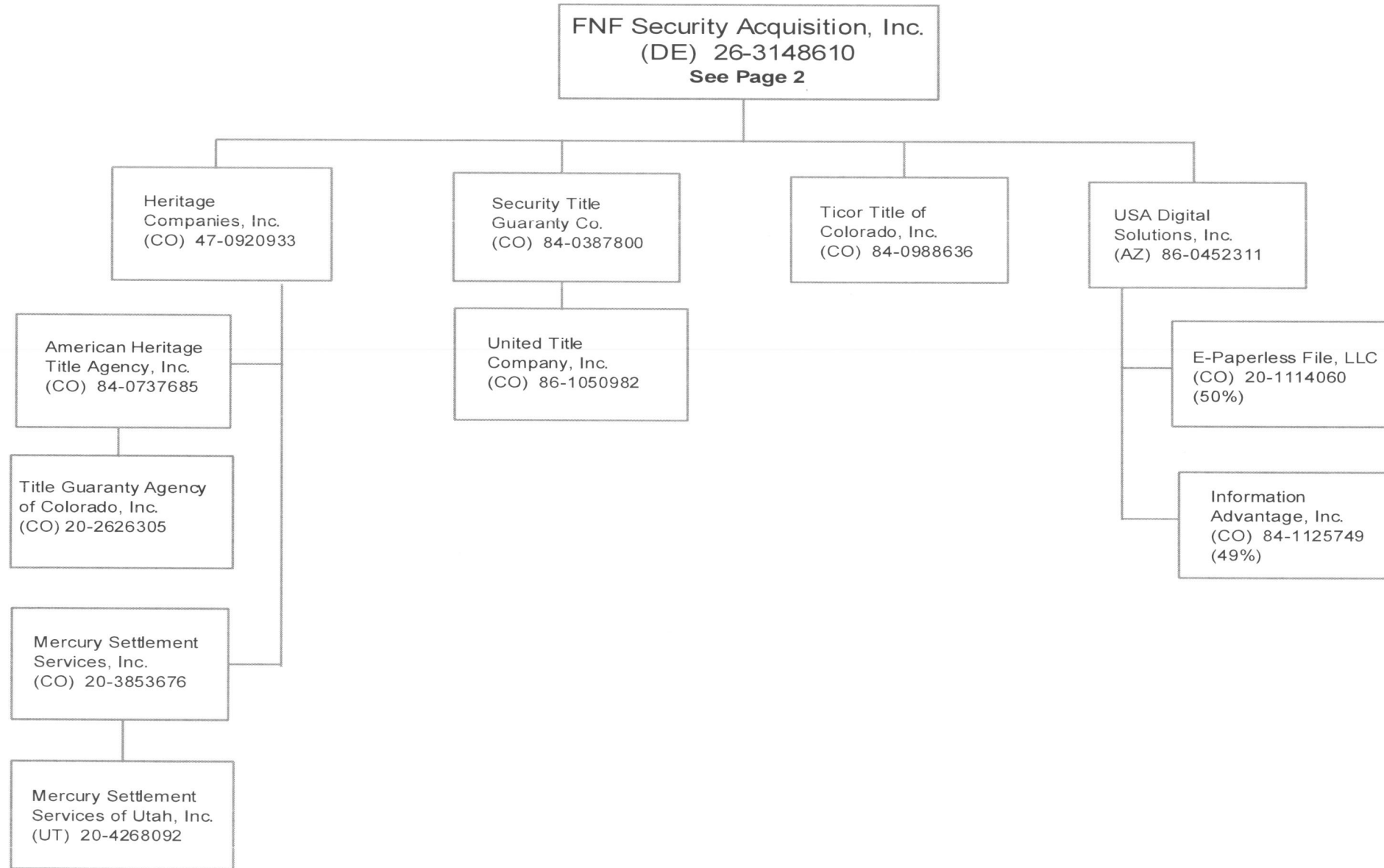
PART 1 - ORGANIZATIONAL CHART



39.11

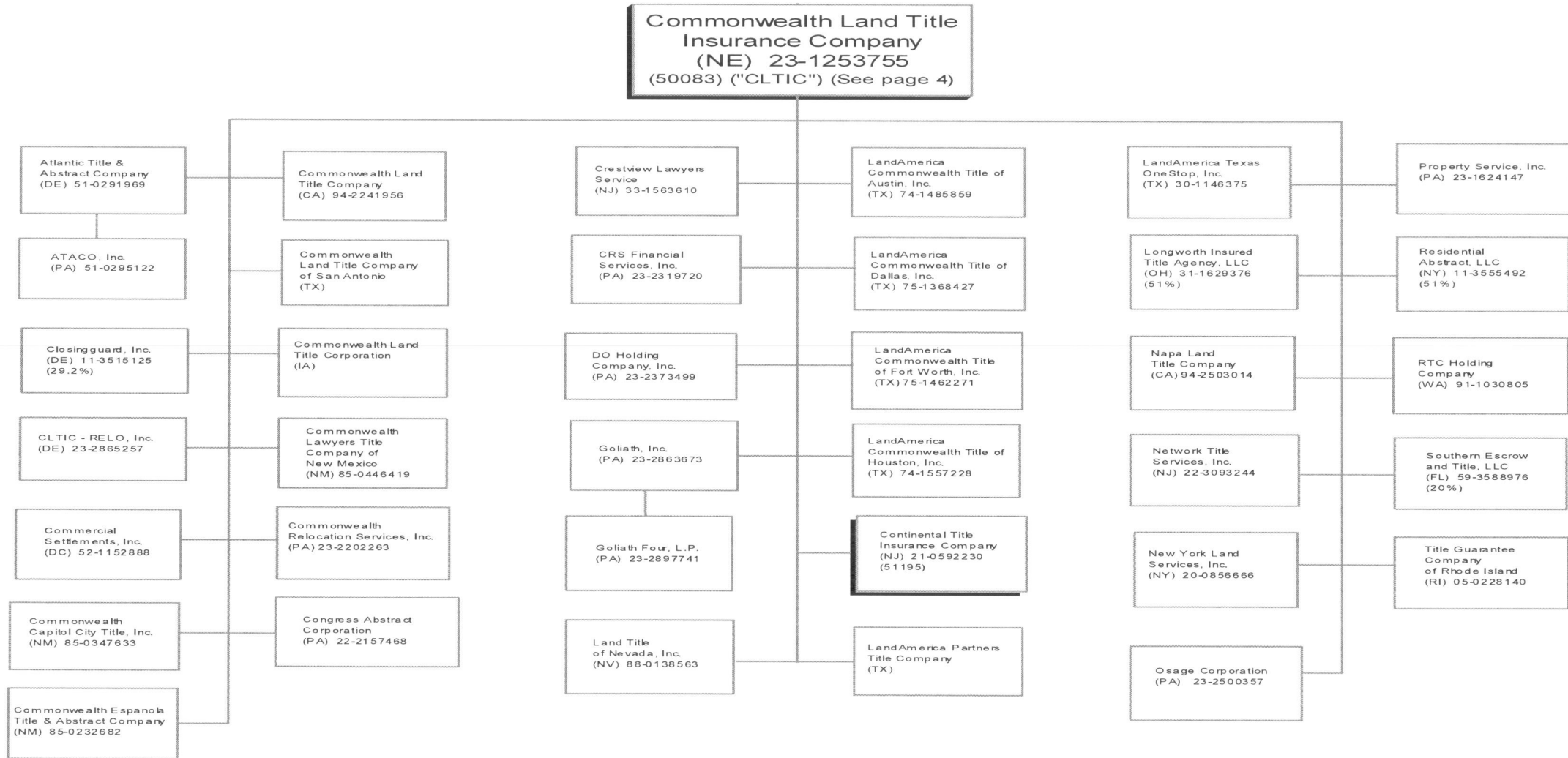
SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP

PART 1 - ORGANIZATIONAL CHART



SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP

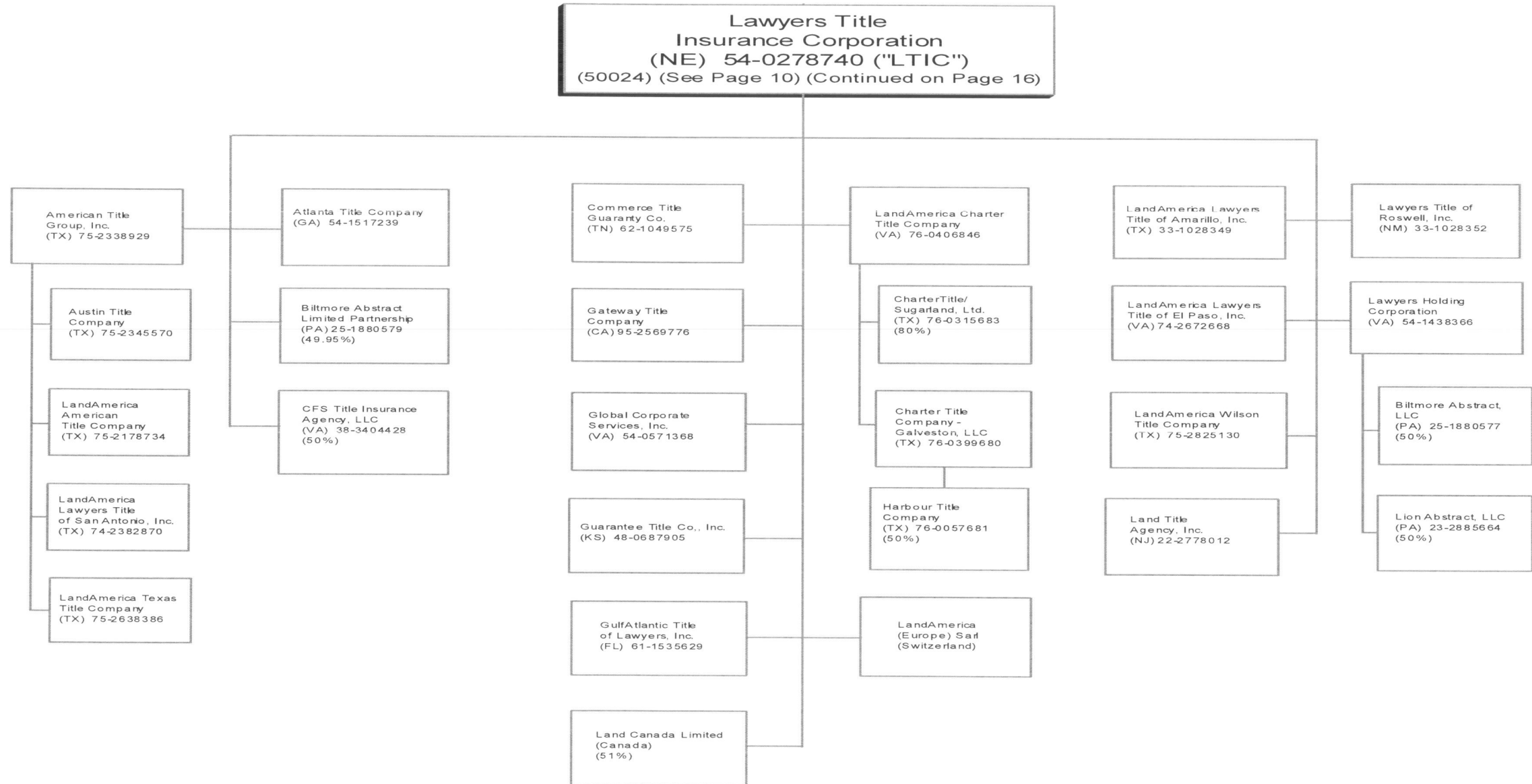
PART 1 - ORGANIZATIONAL CHART



39.13

SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP

PART 1 - ORGANIZATIONAL CHART

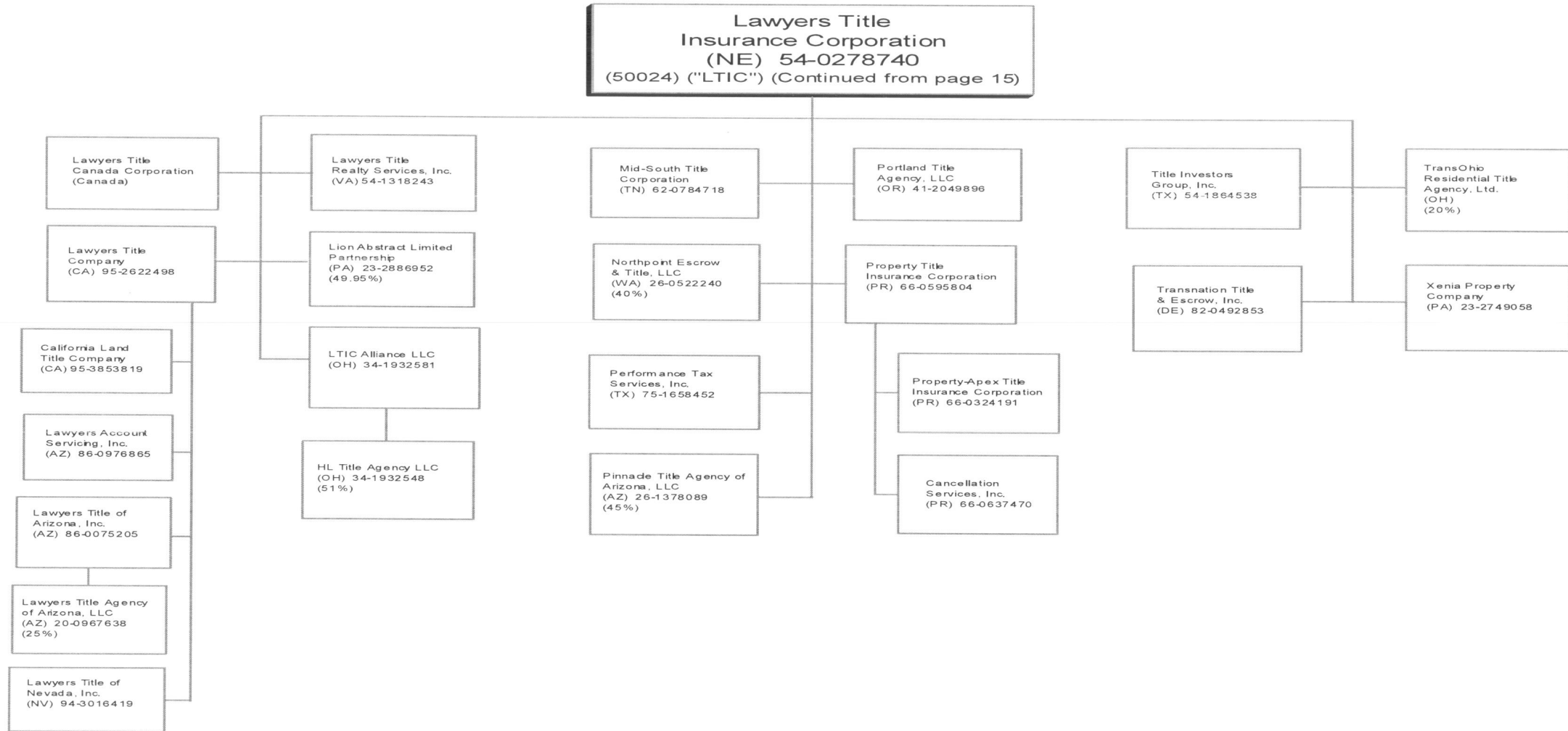


39.14

SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP

R

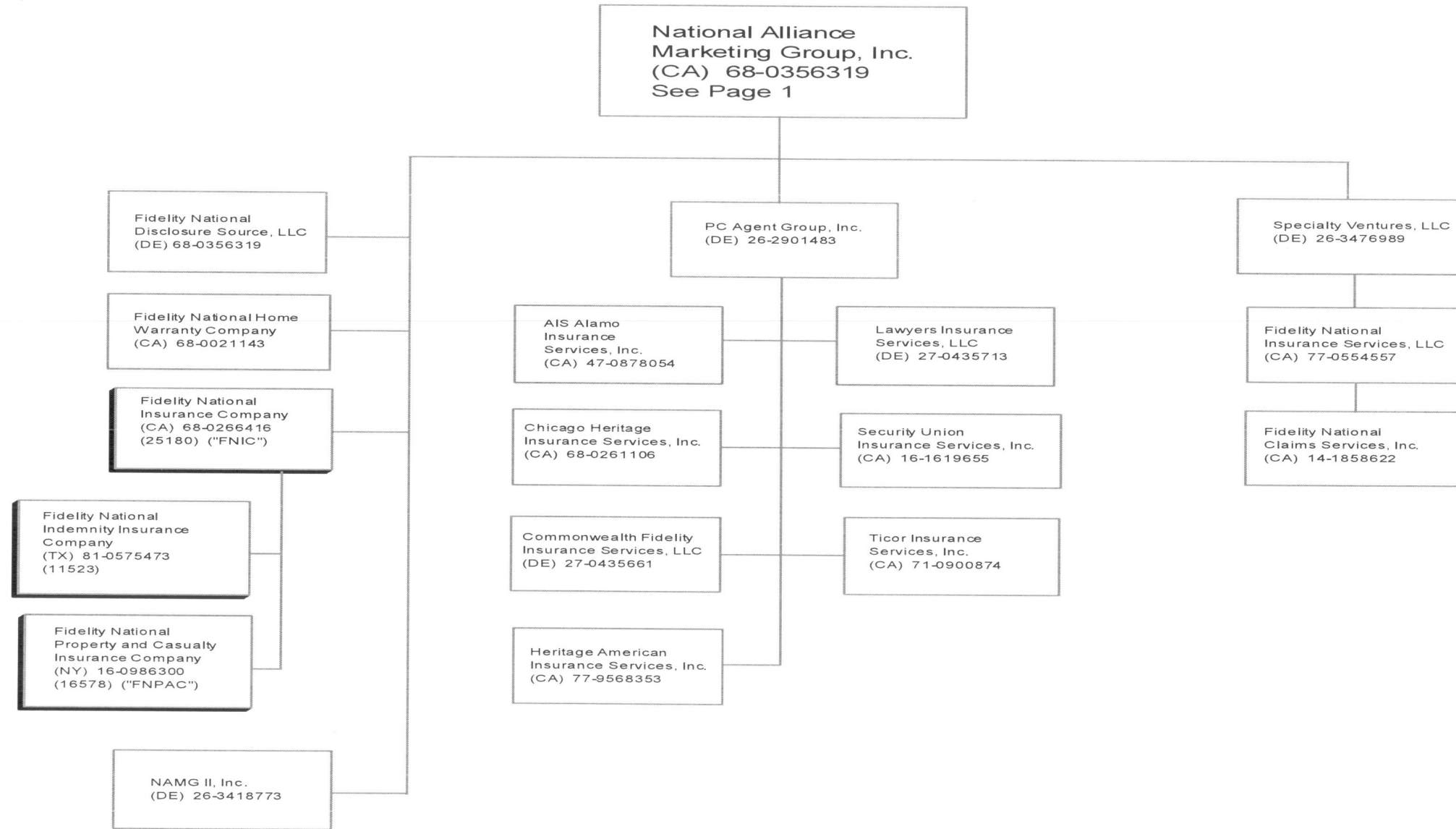
PART 1 - ORGANIZATIONAL CHART



39.15

SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP

PART 1 - ORGANIZATIONAL CHART



39.16

OVERFLOW PAGE FOR WRITE-INS

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