



51020200420100100

ANNUAL STATEMENT

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

National Title Insurance of New York, Inc

NAIC Group Code 0670 (Current Period) 0670 (Prior Period) NAIC Company Code 51020 Employer's ID Number 11-0627325
Organized under the Laws of NY, State of Domicile or Port of Entry NY
Country of Domicile US
Incorporated: March 14, 1929 Commenced Business: December 31, 1936
Statutory Home Office: 2 Park Avenue New York, NY 10016
Main Administrative Office: 601 Riverside Ave Jacksonville, FL 32204 904-854-8100
Mail Address: 601 Riverside Ave Jacksonville, FL 32204
Primary Location of Books and Records: 2 Park Avenue New York, NY 10016 212-481-5858
Internet Website Address: www.fnf.com
Statutory Statement Contact: Jan B. Ramsey 904-854-8100
iramsey@fnf.com 904-357-1066
(E-Mail Address) (Fax Number)
Policyowner Relations Contact: Kevin Chiarello 17911 Von Karman Suite 300 Irvine, CA 92614 949-622-4338

OFFICERS

Table with 2 columns: Name, Title. Rows include Christopher (NMN) Abbinante # President, Todd Chliveny Johnson SVP & Corporate Secretary, Alan Lynn Stinson EVP & Chief Financial Officer.

Vice-Presidents

Table with 4 columns: Name, Title, Name, Title. Rows include Barbara Ann Ferguson EVP, Peter Tadeusz Sadowski EVP, Thomas Alan Middaugh # EVP.

DIRECTORS OR TRUSTEES

Table with 4 columns: Name, Name, Name, Name. Rows include William Patrick Foley II Daniel Anthony Ferrera Christopher John Quinterno Raymond Randall Quirk #, Vincent Louis Prandi Jonathan Adam Richards # Noreen Thorne.

State of Florida
County of Duval ss

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

(Signature) Raymond Randall Quirk # (Signature) Todd Chliveny Johnson (Signature) Alan Lynn Stinson
(Printed Name) (Printed Name) (Printed Name)
1. 2. 3.
Chief Executive Officer SVP & Corporate Secretary EVP & Chief Financial Officer
(Title) (Title) (Title)

Subscribed and sworn to before me this
day of , 2005

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

ASSETS

	Current Year			Prior Year
	1 Assets	2 Nonadmitted Assets	3 Net Admitted Assets (Cols. 1 - 2)	4 Net Admitted Assets
1. Bonds (Schedule D)	9,948,342		9,948,342	8,770,222
2. Stocks (Schedule D):				
2.1 Preferred stocks				
2.2 Common stocks				1,472
3. Mortgage loans on real estate (Schedule B):				
3.1 First liens				
3.2 Other than first liens				
4. Real estate (Schedule A):				
4.1 Properties occupied by the company (less \$ 0 encumbrances)				
4.2 Properties held for the production of income (less \$ 0 encumbrances)				
4.3 Properties held for sale (less \$ 0 encumbrances)				
5. Cash (\$ 1,848,338, Schedule E-Part 1), cash equivalents (\$ 0, Schedule E-Part 2) and short-term investments (\$ 1,303,127, Schedule DA)	3,151,465		3,151,465	6,882,301
6. Contract loans (including \$ 0 premium notes)				
7. Other invested assets (Schedule BA)				
8. Receivable for securities	42,846		42,846	159,896
9. Aggregate write-ins for invested assets				
10. Subtotals, cash and invested assets (Lines 1 to 9)	13,142,653		13,142,653	15,813,891
11. Investment income due and accrued	144,328		144,328	128,154
12. Premiums and considerations:				
12.1 Uncollected premiums and agents' balances in the course of collection	1,800,915	1,329,976	470,939	758,459
12.2 Deferred premiums, agents' balances and installments booked but deferred and not yet due (including \$ 0 earned but unbilled premiums)				
12.3 Accrued retrospective premiums				
13. Reinsurance:				
13.1 Amounts recoverable from reinsurers				
13.2 Funds held by or deposited with reinsured companies				
13.3 Other amounts receivable under reinsurance contracts				
14. Amounts receivable relating to uninsured plans				
15.1 Current federal and foreign income tax recoverable and interest thereon				
15.2 Net deferred tax asset	106,284		106,284	184,821
16. Guaranty funds receivable or on deposit				
17. Electronic data processing equipment and software				
18. Furniture and equipment, including health care delivery assets (\$ 0)	9,755	9,755		
19. Net adjustment in assets and liabilities due to foreign exchange rates				
20. Receivables from parent, subsidiaries and affiliates	1,365,780	105,080	1,260,700	4,755
21. Health care (\$ 0) and other amounts receivable				
22. Other assets nonadmitted				
23. Aggregate write-ins for other than invested assets	557,396	134,451	422,945	218,455
24. Total assets excluding Separate Accounts, Segregated Accounts and Protected Cell Accounts (Lines 10 to 23)	17,127,111	1,579,262	15,547,849	17,108,535
25. From Separate Accounts, Segregated Accounts and Protected Cell Accounts				
26. Total (Lines 24 and 25)	17,127,111	1,579,262	15,547,849	17,108,535

DETAILS OF WRITE-INS				
0901.				
0902.				
0903.				
0998. Summary of remaining write-ins for Line 9 from overflow page				
0999. Totals (Lines 0901 through 0903 plus 0998) (Line 9 above)				
2301. Title Plants	10,000		10,000	15,000
2302. Prepaid expenses and other assets	134,451	134,451		
2303. State Tax and Premium Tax Receivable	412,945		412,945	203,455
2398. Summary of remaining write-ins for Line 23 from overflow page				
2399. Totals (Lines 2301 through 2303 plus 2398) (Line 23 above)	557,396	134,451	422,945	218,455

LIABILITIES, SURPLUS AND OTHER FUNDS	1 Current Year	2 Prior Year
1. Known claims reserve (Part 2B, Line 3, Col. 4)	4,474,976	1,958,594
2. Statutory premium reserve (Part 1B, Line 2.5, Col. 1)	3,957,133	3,793,860
3. Aggregate of other reserves required by law		
4. Supplemental reserve (Part 2B, Col. 4, Line 12)		
5. Commissions, brokerage and other charges due or accrued to attorneys, agents and real estate brokers		
6. Other expenses (excluding taxes, licenses and fees)	172,609	670,552
7. Taxes, licenses and fees (excluding federal and foreign income taxes)		
8.1 Current federal and foreign income taxes (including \$ 0 on realized capital gains (losses))	607,276	1,240,998
8.2 Net deferred tax liability		
9. Borrowed money \$ 0 and interest thereon \$ 0		
10. Dividends declared and unpaid		
11. Premiums and other consideration received in advance		
12. Unearned interest and real estate income received in advance		
13. Funds held by company under reinsurance treaties		
14. Amounts withheld or retained by company for account of others		
15. Provision for unauthorized reinsurance		
16. Net adjustment in assets and liabilities due to foreign exchange rates		
17. Drafts outstanding		
18. Payable to parent, subsidiaries and affiliates	1,010,863	2,788,840
19. Payable for securities		
20. Aggregate write-ins for other liabilities		
21. Total liabilities (Lines 1 through 20)	10,222,857	10,452,844
22. Aggregate write-ins for special surplus funds		
23. Common capital stock	1,007,258	1,007,258
24. Preferred capital stock		
25. Aggregate write-ins for other than special surplus funds		
26. Surplus notes		
27. Gross paid in and contributed surplus	5,995,736	5,532,330
28. Unassigned funds (surplus)	(1,507,387)	286,718
29. Less treasury stock, at cost:		
29.1 6,352 shares common (value included in Line 23 \$ 47,640)	170,615	170,615
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)	5,324,992	6,655,691
31. Totals (Page 2, Line 26, Col. 3)	15,547,849	17,108,535

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

OPERATIONS AND INVESTMENT EXHIBIT STATEMENT OF INCOME	1	2
	Current Year	Prior Year
OPERATING INCOME		
1. Title insurance and related income (Part 1):		
1.1 Title insurance premiums earned (Part 1B, Line 3, Col. 1)	18,451,477	39,224,532
1.2 Escrow and settlement services (Part 1A, Line 2, Col. 4)	1,399,127	1,271,828
1.3 Other title fees and service charges (Part 1A, Line 3, Col. 4)	3,255,405	7,616,883
2. Aggregate write-ins for other operating income		
3. Total Operating Income (Lines 1 through 2)	23,106,009	48,113,243
DEDUCT:		
4. Losses and loss adjustment expenses incurred (Part 2A, Line 10, Col. 4)	5,143,113	2,058,293
5. Operating expenses incurred (Part 3, Line 24, Cols. 4 and 6)	20,442,515	42,831,395
6. Aggregate write-ins for other operating deductions		
7. Total Operating Deductions	25,585,628	44,889,688
8. Net operating gain or (loss) (Lines 3 minus 7)	(2,479,619)	3,223,555
INVESTMENT INCOME		
9. Net investment income earned (Exhibit of Net investment Income, Line 17)	230,638	237,409
10. Net realized capital gains (losses)	(1,150)	129,058
11. Net investment gain (loss) (Lines 9 + 10)	229,488	366,467
OTHER INCOME		
12. Aggregate write-ins for miscellaneous income or (loss)		
13. Net income, before federal income taxes (Lines 8 + 11 + 12)	(2,250,131)	3,590,022
14. Federal and foreign income taxes incurred	(799,036)	1,498,744
15. Net income (Lines 13 minus 14)	(1,451,095)	2,091,278
CAPITAL AND SURPLUS ACCOUNT		
16. Surplus as regards policyholders, December 31 prior year (Page 3, Line 30, Column 2)	6,655,691	4,528,922
GAINS AND (LOSSES) IN SURPLUS		
17. Net income (from Line 15)	(1,451,095)	2,091,278
18. Net unrealized capital gains or losses		139,976
19. Change in net unrealized foreign exchange capital gain (loss)		
20. Change in net deferred income tax	(78,537)	135,695
21. Change in nonadmitted assets (Exhibit of Nonadmitted Assets, Line 26, Col. 3)	(264,473)	(240,180)
22. Change in provision for unauthorized reinsurance (Page 3, Line 15, Cols. 2 minus 1)		
23. Change in supplemental reserves (Page 3, Line 4, Cols. 2 minus 1)		
24. Change in surplus notes		
25. Cumulative effect of changes in accounting principles		
26. Capital Changes:		
26.1 Paid in		
26.2 Transferred from surplus (Stock Dividend)		
26.3 Transferred to surplus		
27. Surplus Adjustments:		
27.1 Paid in	463,406	
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)	(1,330,699)	2,126,769
32. Surplus as regards policyholders, December 31 current year (Lines 16 plus 31) (Page 3, Line 30)	5,324,992	6,655,691

DETAILS OF WRITE-INS		
0201.		
0202.		
0203.		
0298. Summary of remaining write-ins for Line 2 from overflow page		
0299. Totals (Lines 0201 through 0203 plus 0298) (Line 2 above)		
0601.		
0602.		
0603.		
0698. Summary of remaining write-ins for Line 6 from overflow page		
0699. Totals (Lines 0601 through 0603 plus 0698) (Line 6 above)		
1201.		
1202.		
1203.		
1298. Summary of remaining write-ins for Line 12 from overflow page		
1299. Totals (Lines 1201 through 1203 plus 1298) (Line 12 above)		
3001.		
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 Cash from Operations	1	2
	Current Year	Prior Year
1. Premiums collected net of reinsurance	18,540,051	48,294,764
2. Net investment income	489,749	462,104
3. Miscellaneous income	4,654,532	
4. Total (Lines 1 through 3)	23,684,332	48,756,868
5. Benefit and loss related payments	2,626,731	886,073
6. Net transfers to Separate, Segregated Accounts and Protected Cell Accounts		
7. Commissions, expenses paid and aggregate write-ins for deductions	21,149,949	42,748,554
8. Dividends paid to policyholders		
9. Federal and foreign income taxes paid (recovered) \$ 0 net of tax on capital gains (losses)	(165,314)	1,040,846
10. Total (Lines 5 through 9)	23,611,366	44,675,473
11. Net cash from operations (Line 4 minus Line 10)	72,966	4,081,395
Cash from Investments		
12. Proceeds from investments sold, matured or repaid:		
12.1 Bonds	8,256,417	9,144,419
12.2 Stocks	101,737	15,466,326
12.3 Mortgage loans		
12.4 Real estate		61,100
12.5 Other invested assets		
12.6 Net gains or (losses) on cash, cash equivalents and short-term investments		
12.7 Miscellaneous proceeds	117,050	
12.8 Total investment proceeds (Lines 12.1 to 12.7)	8,475,204	24,671,845
13. Cost of investments acquired (long-term only):		
13.1 Bonds	9,700,381	10,298,997
13.2 Stocks	100,265	15,414,956
13.3 Mortgage loans		
13.4 Real estate		
13.5 Other invested assets		
13.6 Miscellaneous applications		144,351
13.7 Total investments acquired (Lines 13.1 to 13.6)	9,800,646	25,858,304
14. Net increase (decrease) in policy loans and premium notes		
15. Net cash from investments (Line 12.8 minus Line 13.7 minus Line 14)	(1,325,442)	(1,186,459)
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	463,406	
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)	(2,941,767)	646,823
17. Net cash from financing and miscellaneous sources (Lines 16.1 to 16.4 minus Line 16.5 plus Line 16.6)	(2,478,361)	646,823
RECONCILIATION OF CASH AND SHORT-TERM INVESTMENTS		
18. Net change in cash and short-term investments (Line 11, plus Lines 15 and 17)	(3,730,837)	3,541,759
19. Cash and short-term investments:		
19.1 Beginning of year	6,882,302	3,340,543
19.2 End of year (Line 18 plus Line 19.1)	3,151,465	6,882,302

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	832,562	17,264,686	543,170	18,640,418	40,079,915
2. Escrow and settlement service charges	1,399,127	X X X	X X X	1,399,127	1,271,827
3. Other title fees and service charges (Part 1C, Line 5)	3,255,405	X X X	X X X	3,255,405	7,616,884
4. Totals (Lines 1 + 2 + 3)	5,487,094	17,264,686	543,170	23,294,950	48,968,626

PART 1B - PREMIUMS EARNED EXHIBIT

	1 Current Year	2 Prior Year
1. Title premiums written:		
1.1 Direct (Part 1A, Line 1)	18,640,420	40,079,915
1.2 Assumed	3,237	886
1.3 Ceded	28,905	98,695
1.4 Net title premiums written (Lines 1.1 + 1.2 - 1.3)	18,614,752	39,982,106
2. Statutory premium reserve:		
2.1 Balance at December 31 prior year	3,793,860	3,036,287
2.2 Additions during the current year	541,315	1,081,538
2.3 Withdrawals during the current year	378,042	323,965
2.4 Other adjustments to statutory premium reserves		
2.5 Balance at December 31 current year	3,957,133	3,793,860
3. Net title premiums earned during year (Lines 1.4 - 2.2 + 2.3)	18,451,479	39,224,533

PART 1C - OTHER TITLE FEES AND SERVICE CHARGES

	1 Current Year	2 Prior Year
1. Title examinations		
2. Searches and abstracts		
3. Surveys		
4. Aggregate write-ins for service charges	3,255,404	7,616,884
5. Totals	3,255,404	7,616,884

DETAILS OF WRITE-INS		
0401. Other income	3,255,404	7,616,884
0402.		
0403.		
0498. Summary of remaining write-ins for Line 4 from overflow page		
0499. Total (Lines 0401 through 0403 plus 0498) (Line 4 above)	3,255,404	7,616,884

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	17,574	2,445,735	163,421	2,626,730	886,075
2. Losses and allocated loss adjustment expenses paid - reinsurance assumed, less salvage					
3. Total (Line 1 plus Line 2)	17,574	2,445,735	163,421	2,626,730	886,075
4. Deduct: Recovered during year from reinsurance					
5. Net payments (Line 3 minus Line 4)	17,574	2,445,735	163,421	2,626,730	886,075
6. Known claims reserve - current year (Page 3, Line 1, Column 1)	1,759	3,777,627	695,590	4,474,976	1,958,593
7. Known claims reserve - prior year (Page 3, Line 1, Column 2)	20,484	1,814,572	123,537	1,958,593	786,375
8. Losses and allocated Loss Adjustment Expenses incurred (Ln 5 + Ln 6 - Ln 7)	(1,151)	4,408,790	735,474	5,143,113	2,058,293
9. Unallocated loss adjustment expenses incurred (Part 3, Line 24, Column 5)					
10. Losses and loss adjustment expenses incurred (Line 8 plus Line 9)	(1,151)	4,408,790	735,474	5,143,113	2,058,293

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)	1,759	3,777,627	695,590	4,474,976	1,958,593
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)	1,759	3,777,627	695,590	4,474,976	1,958,593
4. Incurred But Not Reported:					
4.1 Direct (Schedule P, Part 1, Line 12, Col. 20)	18,000	3,137,000	367,000	3,522,000	3,546,000
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	18,000	3,137,000	367,000	3,522,000	3,546,000
5. Unallocated LAE reserve (Schedule P, Part 1, Line 12, Col. 23)	X X X	X X X	X X X		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	7,996,976	X X X
8. Statutory premium reserve at year end	X X X	X X X	X X X	3,957,133	X X X
9. Aggregate of other reserves required by law	X X X	X X X	X X X		X X X
10. Gross supplemental reserve (a) (Lines 7 - (3 + 8 + 9))	X X X	X X X	X X X		X X X
11. Unrecognized Schedule P transition obligation	X X X	X X X	X X X		X X X
12. Net recognized supplemental reserve (Lines 10 - 11)	X X X	X X X	X X X		X X X

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

OPERATIONS AND INVESTMENT EXHIBIT
PART 3 - EXPENSES

	Title and Escrow Operating Expenses							Totals			
	1 Direct Operations	2 Agency Operations		3 Affiliated Agency Operations	4 Total (Cols. 1 + 2 + 3)	5 Unallocated Loss Adjustment Expenses	6 Other Operations		7 Investment Expenses	8 Current Year (Cols. 4 + 5 + 6 + 7)	9 Prior Year
		Non-affiliated Agency Operations	Agency Operations								
1. Personnel costs:											
1.1 Salaries	1,593,635	322,073	10,133	1,925,841				1,925,841	4,833,041		
1.2 Employee relations and welfare	95,774	19,984	626	116,384				116,384	266,961		
1.3 Payroll taxes	131,630	11,578	364	143,572				143,572	355,619		
1.4 Other personnel costs	1,708	1,407	44	3,159				3,159	2,603		
1.5 Total personnel costs	1,822,747	354,952	11,167	2,188,866				2,188,866	5,456,224		
2. Amounts paid to or retained by file agents		13,196,858	483,421	13,680,279				13,680,279	31,224,031		
3. Production services (purchased outside):											
3.1 Searches, examinations and abstracts	734,139	14,683	462	749,284				749,284	1,637,785		
3.2 Surveys											
3.3 Other											
4. Advertising	31,536	2,107	66	33,709				33,709	147,476		
5. Boards, bureaus and associations											
6. Title plant rent and maintenance	38,942	713	22	39,677				39,677	73,274		
7. Claim adjustment services	(1,028)	(4,412)	(139)	(5,579)				(5,579)	1,574		
8. Amounts charged off, net of recoveries	21,627	9,971	314	31,912				31,912	33,667		
9. Marketing and promotional expenses	15,435	18,466	581	34,482				34,482	27,979		
10. Insurance											
11. Directors' fees	207,131	116,712	3,672	327,515				327,515	572,230		
12. Travel and travel items	205,782	70,987	2,233	279,002				279,002	491,776		
13. Rent and rent items	94,049	20,059	631	114,739				114,739	150,512		
14. Equipment	259,356	425,064	13,373	697,793				697,793	692,130		
15. Cost or depreciation of EDP equipment and software	106,417	46,643	1,467	154,527				154,527	452,043		
16. Printing, stationery, books and periodicals	168,382	38,079	1,198	207,659				207,659	357,251		
17. Postage, telephone, messengers and express	181,662	384,814	12,107	578,583				578,583	422,618		
18. Legal and auditing											
19. Totals (Lines 1.5 to 18)	3,892,177	14,695,696	530,575	19,118,448				19,118,448	41,742,590		
20. Taxes, licenses and fees:											
20.1 State and local insurance taxes	42,427	879,808	27,680	949,915				949,915	735,961		
20.2 Insurance department licenses and fees	44,257	122,037	3,839	170,133				170,133	104,953		
20.3 Gross guaranty association assessments											
20.4 All other (excluding federal income and real estate)	(10,388)	(33,433)	(1,052)	(44,873)				(44,873)			
20.5 Total taxes, licenses and fees (Lines 20.1 + 20.2 + 20.3 + 20.4)	76,296	968,412	30,467	1,075,175				1,075,175	131,310		
21. Real estate expenses											
22. Real estate taxes	60	188	6	254				254			
23. Aggregate write-ins for miscellaneous expenses	87,697	156,035	4,909	248,641				248,641	146,477		
24. Total expenses incurred (Lines 19 + 20.5 + 21 + 22 + 23)	4,056,230	15,820,331	565,957	20,442,518				20,442,518	42,861,291		
25. Less unpaid expenses - current year	48,492	152,576	4,800	205,868				205,868	670,552		
26. Add unpaid expenses - prior year	122,059	447,520	100,973	670,552				670,552	587,711		
27. TOTAL EXPENSES PAID (Lines 24 - 25 + 26)	4,129,797	16,115,275	662,130	20,907,202				20,962,545	42,778,450		
DETAILS OF WRITE-INS											
2301. General and Miscellaneous Expense	63,625	154,879	4,873	223,377				223,377	88,729		
2302. Interest Expense	44	138	4	186				186			
2303. Settlement losses	24,028	1,018	32	25,078				25,078	77,748		
2398. Summary of remaining write-ins for Line 23 from overflow page											
2399. Totals (Lines 2301 through 2303 plus 2398)(Line 23 above)	87,697	156,035	4,909	248,641				248,641	146,477		

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

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

	Agency Operations			4 Total (Cols. 1 + 2 + 3)	5 Other Operations	Totals	
	1 Direct Operations	2 Non-affiliated Agency Operations	3 Affiliated Agency Operations			6 Current Year (Cols. 4 + 5)	7 Prior Year
1. Title insurance and related income (Part 1):							
1.1 Title insurance premiums earned (Part 1B, Line 3, Col. 1)	799,602	17,113,465	538,412	18,451,479		18,451,479	39,224,534
1.2 Escrow and settlement services (Part 1A, Line 2, Col. 4)	1,399,127			1,399,127		1,399,127	1,271,827
1.3 Other title fees and service charges (Part 1A, Line 3, Col. 4)	3,255,405			3,255,405		3,255,405	7,616,884
2. Aggregate write-ins for other operating income							
3. Total Operating Income (Lines 1.1 through 1.3 + 2)	5,454,134	17,113,465	538,412	23,106,011		23,106,011	48,113,245
DEDUCT:							
4. Losses and loss adjustment expenses incurred (Part 2A, Line 10, Col. 4)	(1,151)						
5. Operating expenses incurred (Part 3, Line 24, Cols. 1 to 3 + 6)	4,056,230	4,408,790	735,474	5,143,113		5,143,113	2,058,293
6. Aggregate write-ins for other operating deductions		15,820,331	565,957	20,442,518		20,442,518	42,831,395
7. Total Operating Deductions (Lines 4 + 5 + 6)	4,055,079	20,229,121	1,301,431	25,585,631		25,585,631	44,889,688
8. Net operating gain or (loss) (Lines 3 minus 7)	1,399,055	(3,115,656)	(763,019)	(2,479,620)		(2,479,620)	3,223,557
DETAILS OF WRITE-INS							
0201.							
0202.							
0203.							
0298. Summary of remaining write-ins for Line 2 from overflow page							
0299. Totals (Lines 0201 through 0203 plus 0298)							
0601.							
0602.							
0603.							
0698. Summary of remaining write-ins for Line 6 from overflow page							
0699. Totals (Lines 0601 through 0603 plus 0698)							

EXHIBIT OF NET INVESTMENT INCOME

	1 Collected During Year	2 Earned During Year
1. U.S. Government bonds	(a) 129,369	112,346
1.1 Bonds exempt from U.S. tax	(a) 3,446	43,910
1.2 Other bonds (unaffiliated)	(a) 114,086	106,818
1.3 Bonds of affiliates	(a)	
2.1 Preferred stocks (unaffiliated)	(b)	
2.11 Preferred stocks of affiliates	(b)	
2.2 Common stocks (unaffiliated)	265	265
2.21 Common stocks of affiliates		
3. Mortgage loans	(c)	
4. Real estate	(d)	
5. Contract loans		
6. Cash, cash equivalents and short-term investments	(e) 22,643	22,643
7. Derivative instruments	(f)	
8. Other invested assets		
9. Aggregate write-ins for investment income		
10. Total gross investment income	269,809	285,982
11. Investment expenses		(g) 55,343
12. Investment taxes, licenses and fees, excluding federal income taxes		(g)
13. Interest expense		(h)
14. Depreciation on real estate and other invested assets		(i)
15. Aggregate write-ins for deductions from investment income		
16. Total deductions (Lines 11 through 15)		55,343
17. Net investment income (Line 10 minus Line 16)		230,639

DETAILS OF WRITE-INS			
0901.			
0902.			
0903.			
0998.	Summary of remaining write-ins for Line 9 from overflow page		
0999.	Totals (Lines 0901 through 0903) plus 0998 (Line 9, above)		
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 \$ 173 accrual of discount less \$ (275,456) amortization of premium and less \$ (59,384) paid for accrued interest on purchases.
- (b) Includes \$ 0 accrual of discount less \$ 0 amortization of premium and less \$ 0 paid for accrued dividends on purchases.
- (c) Includes \$ 0 accrual of discount less \$ 0 amortization of premium and less \$ 0 paid for accrued interest on purchases.
- (d) Includes \$ 0 for company's occupancy of its own buildings; and excludes \$ 0 interest on encumbrances.
- (e) Includes \$ 0 accrual of discount less \$ 0 amortization of premium and less \$ 0 paid for accrued interest on purchases.
- (f) Includes \$ 0 accrual of discount less \$ 0 amortization of premium.
- (g) Includes \$ 0 investment expenses and \$ 0 investment taxes, licenses and fees, excluding federal income taxes, attributable to segregated and Separate Accounts.
- (h) Includes \$ 0 interest on surplus notes and \$ 0 interest on capital notes.
- (i) Includes \$ 0 depreciation on real estate and \$ 0 depreciation on other invested assets.

EXHIBIT OF CAPITAL GAINS (LOSSES)

	1 Realized Gain (Loss) On Sales or Maturity	2 Other Realized Adjustments	3 Increases (Decreases) by Adjustment	4 Total
1. U.S. Government bonds	418			418
1.1 Bonds exempt from U.S. tax				
1.2 Other bonds (unaffiliated)	9,021			9,021
1.3 Bonds of affiliates				
2.1 Preferred stocks (unaffiliated)				
2.11 Preferred stocks of affiliates				
2.2 Common stocks (unaffiliated)				
2.21 Common stocks of affiliates				
3. Mortgage loans				
4. Real estate				
5. Contract loans				
6. Cash, cash equivalents and short-term investments				
7. Derivative instruments				
8. Other invested assets				
9. Aggregate write-ins for capital gains (losses)	10,589			10,589
10. Total capital gains (losses)	20,028			20,028

DETAILS OF WRITE-INS				
0901.	Miscellaneous assets sold or disposed	10,589		10,589
0902.				
0903.				
0998.	Summary of remaining write-ins for Line 9 from overflow page			
0999.	Totals (Lines 0901 through 0903) plus 0998 (Line 9, above)	10,589		10,589

EXHIBIT OF NONADMITTED ASSETS

	1	2	3
	Current Year Total Nonadmitted Assets	Prior Year Total Nonadmitted Assets	Change in Total Nonadmitted Assets (Col. 2 - Col. 1)
1. Bonds (Schedule D)			
2. Stocks (Schedule D):			
2.1 Preferred stocks			
2.2 Common stocks			
3. Mortgage loans on real estate (Schedule B):			
3.1 First liens			
3.2 Other than first liens			
4. Real estate (Schedule A):			
4.1 Properties occupied by the company			
4.2 Properties held for the production of income			
4.3 Properties held for sale			
5. Cash (Schedule E-Part 1), cash equivalents (Schedule E-Part 2) and short-term investments (Schedule DA)			
6. Contract loans			
7. Other invested assets (Schedule BA)			
8. Receivable for securities			
9. Aggregate write-ins for invested assets			
10. Subtotals, cash and invested assets (Lines 1 to 9)			
11. Investment income due and accrued			
12. Premiums and considerations:			
12.1 Uncollected premiums and agents' balances in the course of collection	1,329,976	967,757	(362,219)
12.2 Deferred premiums, agents' balances and installments booked but deferred and not yet due			
12.3 Accrued retrospective premiums			
13. Reinsurance:			
13.1 Amounts recoverable from reinsurers			
13.2 Funds held by or deposited with reinsured companies			
13.3 Other amounts receivable under reinsurance contracts			
14. Amounts receivable relating to uninsured plans			
15.1 Current federal and foreign income tax recoverable and interest thereon			
15.2 Net deferred tax asset			
16. Guaranty funds receivable or on deposit			
17. Electronic data processing equipment and software			
18. Furniture and equipment, including health care delivery assets	9,755	207,932	198,177
19. Net adjustment in assets and liabilities due to foreign exchange rates			
20. Receivable from parent, subsidiaries and affiliates	105,080	9,503	(95,577)
21. Health care and other amounts receivable			
22. Other assets nonadmitted			
23. Aggregate write-ins for other than invested assets	134,451	129,597	(4,854)
24. Total assets excluding Separate Accounts, Segregated Accounts and Protected Cell Accounts (Lines 10 to 23)	1,579,262	1,314,789	(264,473)
25. From Separate Accounts, Segregated Accounts and Protected Cell Accounts			
26. Total (Lines 24 and 25)	1,579,262	1,314,789	(264,473)

DETAILS OF WRITE-INS			
0901.			
0902.			
0903.			
0998. Summary of remaining write-ins for Line 09 from overflow page			
0999. Totals (Lines 0901 through 0903 plus 0998) (Line 09 above)			
2301. Prepaid Expenses and Other Assets	134,451	129,597	(4,854)
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)	134,451	129,597	(4,854)

NOTES TO FINANCIAL STATEMENTS

1. Summary of Significant Accounting Policies:

The financial statements of National Title Insurance of New York, Inc are presented on the basis of accounting practices prescribed or permitted by the State of New York Department of Insurance.

A. Accounting Practices:

To the extent possible, the accompanying financial statements have been prepared in substantial conformity with the NAIC Accounting Practices and Procedures manual, except where the laws and regulations of the State of New York differ. Significant variances between New York basis accounting and NAIC Statutory Accounting Principles (SAP) are: investments in title plants under New York laws are limited to 5% of admitted assets and are required to be amortized at a rate of 10% per year beginning 3 years after acquisition, as compared to NAIC SAP which allows the lesser of 20% of admitted assets or 40% of surplus and which provides for no amortization; and recovery rates for amounts set aside in the statutory premium reserves differ.

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

	<u>12/31/2004</u>	<u>12/31/2003</u>
Net Income, NY Basis	(1,451,095)	2,091,278
State Prescribed/Permitted Practices (Income):		
Statutory Premium Reserve Recovery, net of tax	237,856	69,866
Title Plant Amort ,net of tax	3,250	3,250
Net Income, SAP basis	<u>(1,209,989)</u>	<u>2,164,394</u>
Statutory Surplus, NY basis	5,324,992	6,655,691
State Prescribed/Permitted Practices (Surplus):		
Statutory Premium Reserve	324,225	86,369
Title Plants	26,000	22,750
Statutory Surplus, NAIC SAP Basis	<u>5,675,217</u>	<u>6,764,810</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 New York Department of Insurance. The remaining portion of title insurance 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 are stated at amortized cost or the lower of amortized cost or market value.
- (7) Investment in Subsidiaries, Controlled or Affiliated Companies – None

NOTES TO FINANCIAL STATEMENTS

(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.

2. Accounting Changes and Correction of Errors:

A. During the current year's financial statement preparation, there was no individually material change in accounting principle or correction of errors. Refer to item B for discussion of the initial implementation of codification.

B. The Company prepares its statutory financial statements in conformity with accounting practices prescribed or permitted by the State of New York. Effective January 1, 2001, the State of New York required that insurance companies domiciled in the State of New York prepare their statutory basis financial statements in accordance with the NAIC Accounting Practices and Procedures manual, except where that conflicts to the laws of the State of New York. Effective with reporting year 2002, the State of New York modified its laws to more closely follow certain provisions of the NAIC Accounting Practices and Procedures – Version effective March 2002, related to deferred income taxes.

3. Business Combinations and Goodwill:

Non-applicable.

4. Discontinued Operations:

Non-applicable.

5. Investments:

A. Mortgage Loans – None

B. Debt Restructuring – Non-applicable

C. Reverse Mortgages – Non-applicable

D. Loan Backed Securities

Prepayment assumptions for single class and multi-class mortgage backed/asset backed securities were obtained from broker dealer survey values or internal estimates.

A broker market analysis was used in determining the market value of its loan-back securities.

E. Repurchase Agreements – Non Applicable

6. Joint Ventures, Partnerships and Limited Liability Companies:

The Company has no investments in Joint Ventures, Partnerships or Limited Liability Companies.

7. Investment Income:

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

8. Derivative Instruments:

None

9. Income Taxes:

A. **The components of the net DTA recognized in the Company's Assets, Liabilities, Surplus and Other Funds are as follows:**

Dec. 31, 2004

Jan. 1, 2004

NOTES TO FINANCIAL STATEMENTS

(1)	Total of gross deferred tax assets	525,852	575,204
(2)	Total of deferred tax liabilities	-	(7,281)
	Net deferred tax asset	525,852	567,923
(3)	Deferred tax asset nonadmitted	(419,568)	(383,102)
(4)	Net admitted deferred tax asset	106,284	184,821
(5)	Increase(decrease) in nonadmitted asset	36,466	

B. Net DTL not recognized – Not applicable**C. Current income taxes incurred consist of the following major components:**

	2004	2003
Federal	(799,036)	1,498,744
Foreign	-	-
Sub-total	(799,036)	1,498,744
Other	-	-
Federal income taxes incurred	(799,036)	1,498,744

The main components of the 2003 deferred tax amounts are as follows:

	Statutory	Tax	Difference	Tax Effect
Deferred tax assets:				
Discounting of reserves		(1,350,307)	1,350,307	472,607
Reserve Accruals	114,190		114,190	39,967
Employee Benefits	37,936		37,936	13,278
Total deferred tax assets	152,126	(1,350,307)	1,502,433	525,852
Nonadmitted deferred tax assets			1,198,766	(419,568)
Admitted deferred tax assets			2,701,199	106,284
Deferred tax liabilities:				
Deferred Revenue			-	-
Other	-	-	-	-
Total deferred tax liabilities	-	-	-	-
Net admitted deferred tax asset			-	106,284

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

	2004	2003	Change
Deferred tax assets:			
Discounting of reserves	472,607	441,898	30,710
Reserve Accruals	39,967	83,692	(43,725)
Employee Benefits	13,278	49,615	(36,337)
Total deferred tax assets	525,852	575,204	(49,352)
Nonadmitted deferred tax assets	(419,568)	(383,102)	(36,466)
Admitted deferred tax assets	106,284	192,102	(85,818)
Deferred tax liabilities:			
Deferred Revenue	-	-	-
Other	-	(7,281)	7,281
Total deferred tax liabilities	-	(7,281)	7,281
Net admitted deferred tax asset	106,284	184,821	(78,537)

The change in net deferred income taxes is comprised of the following:

	Dec. 31, 2004	Jan. 1, 2004	Change
Total deferred tax assets	106,284	192,102	(85,818)
Total deferred tax liabilities	-	(7,281)	7,281
Net deferred tax asset	106,284	184,821	(78,537)

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

	Amount	Tax Effect
Income before taxes	(2,250,131)	(787,546)
Tax exempt income deduction	(37,323)	(13,063)
Dividends received deduction	-	-
Meals & Entertainment	47,964	16,787
Other non deductible adjustments	21	7
Subtotal after permanent differences	(2,239,469)	(783,815)
Temporary differences and prior year adjustments	(43,289)	(15,221)
Taxable Income/Current Tax	(2,282,958)	(799,036)

NOTES TO FINANCIAL STATEMENTS

- 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. 2004 | 0 |
| b. 2003 | \$1,498,744 |
| c. 2002 | \$678,664 |
- 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 sets 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 stand alone 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 Annual Statement.
- B. A summary of material transactions between the Company and its parent, subsidiaries and affiliates is disclosed on Schedule Y Part 2 of this Annual Statement.
- C. The dollar amount of these transactions is disclosed on Schedule Y Part 2 of this Annual Statement.
- D. At December 31, 2004 and 2003, the Company has a receivable from the parent and/or other related parties totaling \$1,260,700 and \$4,755, respectively, and a payable to the parent and/or other related parties of \$1,010,863 and \$2,788,840, respectively. Intercompany balances are generally settled on a monthly basis.
- 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 has several service agreements and cost sharing arrangements with its subsidiaries and affiliates. These arrangements are based on a straight pass-through allocation of actual costs incurred by the insurer. The balances on these arrangements are shown on Schedule Y.
- G. As of October 31, 2004, LSI Title Company owns 100% of the stock of the Company. LSI Title Company is a California domiciled underwritten title company, and an indirect subsidiary of Fidelity National Financial, Inc. National's ownership was transferred to LSI Title Company from its former parent, Ticor Title Company of California (f/k/a American Title Company) on October 31, 2004.
- 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 that exceeds 10% of the admitted assets of the Company. All investments in affiliate company stocks are disclosed on Schedule D Part 6.
- J. Impairment write downs – None

11. Debt:

The Company has no debt.

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 by a qualified voluntary contributory savings plan ("401(k) Plan") sponsored by Fidelity National Financial, Inc, its ultimate parent. Under this plan, participating employees make contributions of up to 40% from pre-tax annual

NOTES TO FINANCIAL STATEMENTS

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 matches participants' contributions at a rate of 50% of the first 6% of compensation. Matching contributions of \$10,955 and \$43,714 were made in 2004 and 2003, respectively.

The Company's employees are covered to participate in an Employee Stock Purchase Plan ("ESPP"). Eligible employees may voluntarily purchase, at current market prices, shares of Fidelity National Financial's common stock through payroll deduction. Pursuant to the ESPP, 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. The Company's cost of its employer matching contributions for the years 2004 and 2003 were \$3,930 and \$31,997, respectively.

Certain Company officers are participants in the 1987, 1991, 1993, 1998, 2001 and 2004 Executive Incentive Stock Option Plans (the "Plans") sponsored by Fidelity National Financial, Inc. Under the Plans, participants have the option to purchase shares of Fidelity National Financial stock at annually declining share prices. Options granted under these plans expire within a specified period from the grant date. There is no material effect on the Company's financial statements as a result of the creation of these Plans.

Certain Company officers are participants in the 1998 Stock Incentive Plan and the 1999 Stock Option Plan (the ANFI Plans) sponsored by ANFI. Participants in the 1999 ANFI plan may reduce the exercise price by electing to defer a portion of their annual bonus which would otherwise be payable in cash. In connection with the acquisition of ANFI by FNF, these options were assumed by FNF. 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 2004 and 2003.

Certain Company employees and directors may be eligible to participate in a non-qualified deferred compensation plan sponsored by the Company's ultimate parent, Fidelity National Financial. 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.

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

- A. The Company has 200,000 shares of common stock authorized, 127,949 shares issued and outstanding. The par value per share is \$7.50.
- B. The Company has no preferred stock outstanding.
- C. The maximum amount of dividends, which can be paid by State of New York Insurance companies to shareholders without prior approval of the Insurance Commissioner, is subject to restrictions. No dividends which exceed 10% of outstanding capital shares can be paid without prior approval, unless after deducting dividends the Company has surplus as regards policyholders at least equal to the greater or 50% of its reinsurance reserves or 50% of the minimum capital required. Additionally, dividends are further limited to the Company's earned surplus. Based on this formula, the Company could pay dividends to its parent of \$2,339,168 during 2005.
- D. The Company has no restrictions placed on unassigned funds (surplus).
- E. The Company has no restrictions placed on unassigned funds (surplus).
- F. Advances to surplus not repaid – Non-applicable.
- G. The Company holds no stock for any option or employee benefit plans.
- H. Changes in balances in special surplus funds – Non-applicable
- I. The portion of unassigned funds (surplus) represented or reduced by each of the following items:

(1) Unrealized gains and losses	\$ -0-
(2) Non-admitted asset values	\$ (1,579,262)
(3) Separate account business	\$ -0-
(4) Asset valuation reserves	\$ - 0-

NOTES TO FINANCIAL STATEMENTS

(5) Provision for reinsurance \$ -0-
 J. Surplus Notes – None

K. Quasi-reorganization – Non-applicable

14. Contingencies:

A. Contingent Commitments – None.

B. Assessments – Non-applicable

C. Gain Contingencies – None

D. All Other Contingencies:

Various lawsuits against the Company have arisen in the course of the Company's business. Contingent liabilities arising from litigation, income taxes and other matters are not considered material in relation to the financial position of the Company.

15. Leases:

Rental expense for 2004 and 2003 was \$232,439 and \$426,902, respectively.

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

None

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

None

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

Non-applicable

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

Non-applicable

20. September 11 Events:

Non-applicable

21. Other Items:

A. Extraordinary Items – None

B. Troubled Debt Restructuring – None

C. Other Disclosures:

(1) Assets in the amount of \$2,141,576 and \$2,051,262 at December 31, 2004 and 2003, were on deposit with government authorities or trustees as required by law.

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, 2004 and 2003, the Company held approximately \$155,168 and \$7,992,301, respectively, of such assets in trust and has a contingent liability relating to the proper disposition of these assets for its customers.

22. Events Subsequent:

On January 3, 2005, the Company received a \$4,000,000 capital contribution in cash from its parent, LSI Title Company.

23. Reinsurance:

A. Unsecured Reinsurance Recoverable – None

B. Reinsurance in Dispute – None

NOTES TO FINANCIAL STATEMENTS

- C. Reinsurance Assumed or Ceded – Non-applicable
- D. Uncollectible Reinsurance – None
- E. Commutation of Ceded Reinsurance – None
- F. Retroactive Reinsurance – None
- G. Reinsurance Accounted for as Deposit – None

24. Retrospectively Rated Contracts:

None

25. 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 \$2,516,382 from \$1,958,594 in 2003 to \$4,474,976 in 2004 as a result of reestimation 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.

26. Inter-company Pooling Arrangements:

None

27. Structured Settlements:

None

28. Supplemental Reserves:

None

SUMMARY INVESTMENT SCHEDULE

Investment Categories	Gross Investment Holdings		Admitted Assets as Reported in the Annual Statement	
	1 Amount	2 Percentage	3 Amount	4 Percentage
1. Bonds:				
1.1 U.S. treasury securities	3,741,466	28.468	1,854,551	14.111
1.2 U.S. government agency and corporate obligations (excluding mortgage-backed securities):				
1.21 Issued by U.S. government agencies				
1.22 Issued by U.S. government sponsored agencies			1,886,915	14.357
1.3 Foreign government (including Canada, excluding mortgage-backed securities)				
1.4 Securities issued by states, territories, and possessions and political subdivisions in the U.S.:				
1.41 States, territories and possessions general obligations	2,980,629	22.679	2,980,629	22.679
1.42 Political subdivisions of states, territories and possessions and political subdivisions general obligations				
1.43 Revenue and assessment obligations				
1.44 Industrial development and similar obligations				
1.5 Mortgage-backed securities (includes residential and commercial MBS):				
1.51 Pass-through securities:				
1.511 Issued or guaranteed by GNMA				
1.512 Issued or guaranteed by FNMA and FHLMC				
1.513 All other				
1.52 CMOs and REMICs:				
1.521 Issued or guaranteed by GNMA, FNMA, FHLMC or VA				
1.522 Issued by non-U.S. Government issuers and collateralized by mortgage-backed securities issued or guaranteed by agencies shown in Line 1.521				
1.523 All other				
2. Other debt and other fixed income securities (excluding short term):				
2.1 Unaffiliated domestic securities (includes credit tenant loans rated by the SVO)	3,226,245	24.548	3,226,245	24.548
2.2 Unaffiliated foreign securities				
2.3 Affiliated securities				
3. Equity interests:				
3.1 Investments in mutual funds				
3.2 Preferred stocks:				
3.21 Affiliated				
3.22 Unaffiliated				
3.3 Publicly traded equity securities (excluding preferred stocks):				
3.31 Affiliated				
3.32 Unaffiliated				
3.4 Other equity securities:				
3.41 Affiliated				
3.42 Unaffiliated				
3.5 Other equity interests including tangible personal property under lease:				
3.51 Affiliated				
3.52 Unaffiliated				
4. Mortgage loans:				
4.1 Construction and land development				
4.2 Agricultural				
4.3 Single family residential properties				
4.4 Multifamily residential properties				
4.5 Commercial loans				
4.6 Mezzanine real estate loans				
5. Real estate investments:				
5.1 Property occupied by company				
5.2 Property held for production of income (includes \$ 0 of property acquired in satisfaction of debt)				
5.3 Property held for sale (\$ 0 including property acquired in satisfaction of debt)				
6. Policy loans				
7. Receivables for securities	42,846	0.326	42,846	0.326
8. Cash, cash equivalents and short-term investments	3,151,465	23.979	3,151,465	23.979
9. Other invested assets				
10. Total invested assets	13,142,651	100.000	13,142,651	100.000

GENERAL INTERROGATORIES

PART 1 - COMMON INTERROGATORIES

GENERAL

- 1.1 Is the reporting entity a member of an Insurance Holding Company System consisting of two or more affiliated persons, one or more of which is an insurer? Yes [X] No []

- 1.2 If yes, did the reporting entity register and file with its domiciliary State Insurance Commissioner, Director or Superintendent or with such regulatory official of the state of domicile of the principal insurer in the Holding Company System, a registration statement providing disclosure substantially similar to the standards adopted by the National Association of Insurance Commissioners (NAIC) in its Model Insurance Holding Company System Regulatory Act and model regulations pertaining thereto, or is the reporting entity subject to standards and disclosure requirements substantially similar to those required by such Act and regulations? Yes [X] No [] N/A []

- 1.3 State Regulating? NEW YORK

- 2.1 Has any change been made during the year of this statement in the charter, by-laws, articles of incorporation, or deed of settlement of the reporting entity? Yes [] No [X]

- 2.2 If yes, date of change:
If not previously filed, furnish herewith a certified copy of the instrument as amended.

- 3.1 State as of what date the latest financial examination of the reporting entity was made or is being made. 12/31/2003

- 3.2 State the as of date that the latest financial examination report became available from either the state of domicile or the reporting entity. This date should be the date of the examined balance sheet and not the date the report was completed or released. 12/31/1998

- 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). 02/16/2001

- 3.4 By what department or departments? NY Insurance Department
.....
.....

- 4.1 During the period covered by this statement, did any agent, broker, sales representative, non-affiliated sales/service organization or any combination thereof under common control (other than salaried employees of the reporting entity) receive credit or commissions for or control a substantial part (more than 20 percent of any major line of business measured on direct premiums) of:
 - 4.11 sales of new business? Yes [] No [X]
 - 4.12 renewals? Yes [] No [X]

- 4.2 During the period covered by this statement, did any sales/service organization owned in whole or in part by the reporting entity or an affiliate, receive credit or commissions for or control a substantial part (more than 20 percent of any major line of business measured on direct premiums) of:
 - 4.21 sales of new business? Yes [] No [X]
 - 4.22 renewals? Yes [] No [X]

- 5.1 Has the reporting entity been a party to a merger or consolidation during the period covered by this statement? Yes [] No [X]

- 5.2 If yes, provide the name of the entity, NAIC company code, and state of domicile (use two letter state abbreviation) for any entity that has ceased to exist as a result of the merger or consolidation.

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

- 6.1 Has the reporting entity had any Certificates of Authority, licenses or registrations (including corporate registration, if applicable) suspended or revoked by any governmental entity during the reporting period? (You need not report an action either formal or informal, if a confidentiality clause is part of the agreement.) Yes [] No [X]

- 6.2 If yes, give full information
.....
.....

- 7.1 Does any foreign (non-United States) person or entity directly or indirectly control 10% or more of the reporting entity? Yes [] No [X]

- 7.2 If yes,
 - 7.21 State the percentage of foreign control 0 %
 - 7.22 State the nationality(s) of the foreign person(s) or entity(s); or if the entity is a mutual or reciprocal, the nationality of its manager or attorney-in-fact and identify the type of entity(s) (e.g., individual, corporation, government, manager or attorney-in-fact).

1 Nationality	2 Type of Entity

GENERAL INTERROGATORIES

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

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

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

9. What is the name and address of the independent certified public accountant or accounting firm retained to conduct the annual audit?
 KPMG, LLP, Suite 2700, Independent Square
 One Independent Drive, Jacksonville, FL 32202
10. What is the name, address and affiliation (officer/employee of the reporting entity or actuary/consultant associated with a(n) actuarial consulting firm) of the individual providing the statement of actuarial opinion/certification? Milliman USA 1325 Franklin Ave., Suite 555
 Garden City, NY 11530
11. FOR UNITED STATES BRANCHES OF ALIEN REPORTING ENTITIES ONLY:
 11.1 What changes have been made during the year in the United States manager or the United States trustees of the reporting entity?
 11.2 Does this statement contain all business transacted for the reporting entity through its United States Branch on risks wherever located? Yes [] No [X]
 11.3 Have there been any changes made to any of the trust indentures during the year? Yes [] No [X]
 11.4 If answer to (11.3) is yes, has the domiciliary or entry state approved the changes? Yes [] No [X] N/A []

BOARD OF DIRECTORS

12. Is the purchase or sale of all investments of the reporting entity passed upon either by the board of directors or a subordinate committee thereof? Yes [X] No []
 13. Does the reporting entity keep a complete permanent record of the proceedings of its board of directors and all subordinate committees thereof? Yes [X] No []
 14. Has the reporting entity an established procedure for disclosure to its board of directors or trustees of any material interest or affiliation on the part of any of its officers, directors, trustees or responsible employees which is in or is likely to conflict with the official duties of such person? Yes [X] No []

FINANCIAL

- 15.1 Total amount loaned during the year (inclusive of Separate Accounts, exclusive of policy loans):
 15.11 To directors or other officers \$ _____
 15.12 To stockholders not officers \$ _____
 15.13 Trustees, supreme or grand (Fraternal only) \$ _____
- 15.2 Total amount of loans outstanding at the end of year (inclusive of Separate Accounts, exclusive of policy loans):
 15.21 To directors or other officers \$ _____
 15.22 To stockholders not officers \$ _____
 15.23 Trustees, supreme or grand (Fraternal only) \$ _____
- 16.1 Were any assets reported in this statement subject to a contractual obligation to transfer to another party without the liability for such obligation being reported in the statement? Yes [] No [X]
 16.2 If yes, state the amount thereof at December 31 of the current year:
 16.21 Rented from others \$ _____
 16.22 Borrowed from others \$ _____
 16.23 Leased from others \$ _____
 16.24 Other \$ _____
- Disclose in Notes to Financial the nature of each obligation.
- 17.1 Does this statement include payments for assessments as described in the Annual Statement Instructions other than guaranty fund or guaranty association assessments? Yes [] No [X]
 17.2 If answer is yes:
 17.21 Amount paid as losses or risk adjustment \$ _____
 17.22 Amount paid as expenses \$ _____
 17.23 Other amounts paid \$ _____

GENERAL INTERROGATORIES

INVESTMENT

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

Class	1 Number of Shares Authorized	2 Number of Shares Outstanding	3 Par Value Per Share	4 Redemption Price If Callable	5 Is Dividend Rate Limited?	6 Are Dividends Cumulative?
Preferred					Yes [] No [X]	Yes [] No [X]
Common	200,000.00	127,949.00	7.50	X X X	X X X X X X	X X X X X X

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

19.2 If no, give full and complete information, relating thereto

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

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

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

20.3 For category (20.28) provide the following:

1 Nature of Restriction	2 Description	3 Amount

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

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

If no, attach a description with this statement.

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

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

GENERAL INTERROGATORIES

INVESTMENT

23. Excluding items in Schedule E, real estate, mortgage loans and investments held physically in the reporting entity's offices, vaults or safety deposit boxes, were all stocks, bonds and other securities, owned throughout the current year held pursuant to a custodial agreement with a qualified bank or trust company in accordance with Part 1-General, Section IV.H-Custodial or Safekeeping agreements of the NAIC Financial Condition Examiners Handbook?

Yes No

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

1 Name of Custodian(s)	2 Custodian's Address
BNY WESTERN TRUST	700 S. Flowers St., Suite 200 Los Angeles, CA 90017

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

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

23.03 Have there been any changes, including name changes, in the custodian(s) identified in 23.01 during the current year?

Yes No

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

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

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

1 Central Registration Depository Number(s)	2 Name	3 Address
Managed In-house	Matthew Hartmann	601 Riverside Ave., Jacksonville, FL 32204
Managed In-house	Sean Casey	601 Riverside Ave., Jacksonville, FL 32204
Managed In-house	Vince Carrino	4050 Calle Real, Santa Barbara, CA 93110

24.1 Does the reporting entity have any diversified mutual funds reported in Schedule D, Part 2 (diversified according to the Securities and Exchange Commission (SEC) in the Investment Company Act of 1940 [Section 5 (b) (1)])?

Yes No

24.2 If yes, complete the following schedule:

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

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

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

GENERAL INTERROGATORIES

INVESTMENT

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

	1 Statement (Admitted) Value	2 Fair Value	3 Excess of Statement over Fair Value (-), or Fair Value over Statement (+)
25.1 Bonds	11,251,466	11,200,012	(51,454)
25.2 Preferred stocks			
25.3 Totals	11,251,466	11,200,012	(51,454)

25.4 Describe the sources or methods utilized in determining the fair values: Fair Market Values are based on quotations from pricing service organizations.

.....

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

26.2 If no, list exceptions:

.....

OTHER

27.1 Amount of payments to Trade Associations, Service Organizations and Statistical or Rating Bureaus, if any? \$ 2,948

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

1 Name	2 Amount Paid
American Land Title Association	\$ 2,948
	\$
	\$
	\$
	\$

28.1 Amount of payments for legal expenses, if any? \$ 11,729

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

1 Name	2 Amount Paid
Stoel Rives, LLP	\$ 10,041
	\$
	\$
	\$
	\$

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

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

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

GENERAL INTERROGATORIES

PART 2-TITLE INTERROGATORIES

- 1.1 Did any persons while an officer, director, trustee, or employee receive directly or indirectly, during the period covered by this statement, any compensation in addition to his/her regular compensation on account of the reinsurance transactions of the reporting entity? YES [] NO [X]
2. Largest net aggregate amount insured in any one risk. \$ 5,000,000
- 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> </u> |
| 6.2 | Balance to be advanced | \$ | <u> </u> |
| 6.3 | Total amount to be loaned | \$ | <u> </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. \$
8. What is the aggregate amount of mortgage loans owned by the reporting entity which consist of co-ordinate interest in first liens? \$
- 9.1 Reporting entity assets listed on Page 2 include the following segregated assets of the Statutory Premium Reserve or other similar statutory reserves:
- | | | | |
|------|----------------------------------|----|-----------------------------|
| 9.11 | Bonds | \$ | <u>3,960,000</u> |
| 9.12 | Short-term investments | \$ | <u> </u> |
| 9.13 | Mortgages | \$ | <u> </u> |
| 9.14 | Cash | \$ | <u> </u> |
| 9.15 | Other admissible invested assets | \$ | <u> </u> |
| 9.16 | Total | \$ | <u>3,960,000</u> |
- 9.2 List below segregate funds held for others by the reporting entity, set apart in special accounts and excluded from entity assets and liabilities. (These funds are also included in Schedule E - Part 1D Summary and the "From Separate Accounts, Segregated Accounts and Protected Cell Accounts" line on Page 2.)
- | | | | |
|------|--|----|-----------------------------|
| 9.21 | Custodial funds not included in this statement were held pursuant to the governing agreements of custody in the amount of: | \$ | <u>155,169</u> |
| | These funds consist of: | | |
| 9.22 | In cash on deposit | \$ | <u>155,169</u> |
| 9.23 | Other forms of security | \$ | <u> </u> |

FIVE-YEAR HISTORICAL DATA

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

	1 2004	2 2003	3 2002	4 2001	5 2000
Source of Direct Title Premiums Written (Part 1A)					
1. Direct operations (Part 1A, Line 1, Col. 1)	832,562	24,941	30,021		
2. Non-affiliated agency operations (Part 1A, Line 1, Col. 2)	17,264,686	32,681,211	14,515,891	6,341,057	2,061,405
3. Affiliated agency operations (Part 1A, Line 1, Col. 3)	543,170	7,373,763	7,545,740	2,510,028	1,407,782
4. Total	18,640,418	40,079,915	22,091,652	8,851,085	3,469,187
Operating Income Summary (Page 4 & Part 1)					
5. Premiums earned (Part 1B, Line 3)	18,451,479	39,224,533	21,732,190	8,795,063	3,883,713
6. Escrow and settlement service charges (Part 1A, Line 2)	1,399,127	1,271,827	680,576	116,055	
7. Title examinations (Part 1C, Line 1)					
8. Searches and abstracts (Part 1C, Line 2)			2,637		
9. Surveys (Part 1C, Line 3)					
10. Aggregate write-ins for service charges (Part 1C, Line 4)	3,255,404	7,616,884	5,540,197	1,823,179	420
11. Aggregate write-ins for other operating income (Page 4, Line 2)					
12. Total operating income (Page 4, Line 3)	23,106,010	48,113,244	27,955,600	10,734,297	3,884,133
Statement of Income (Page 4)					
13. Net operating gain or (loss) (Line 8)	(2,479,619)	3,223,555	2,024,413	423,578	363,876
14. Net investment gain or (loss) (Line 11)	229,488	366,467	384,455	414,895	393,496
15. Total other income (Line 12)					
16. Federal and foreign income taxes incurred (Line 14)	(799,036)	1,498,744	678,664	221,666	73,848
17. Net income (Line 15)	(1,451,095)	2,091,278	1,730,204	616,807	683,524
Balance Sheet Items (Pages 2 and 3)					
18. Title insurance premiums and fees receivable (Page 2, Line 12, Col. 3)	470,939	758,459	182,408	67,174	(6,688)
19. Total admitted assets excluding segregated accounts (Page 2, Line 24, Col. 3)	15,547,849	17,108,535	11,421,022	7,998,504	7,419,940
20. Known claims reserve (Page 3, Line 1)	4,474,976	1,958,594	786,374	351,438	494,350
21. Statutory premium reserve (Page 3, Line 2)	3,957,133	3,793,860	3,036,288	3,013,672	3,232,270
22. Total liabilities (Page 3, Line 21)	10,222,857	10,452,844	6,892,100	4,296,052	4,224,942
23. Capital paid up (Page 3, Lines 23 + 24)	1,007,258	1,007,258	1,007,258	1,007,258	977,258
24. Surplus as regards policyholders (Page 3, Line 30)	5,324,992	6,655,691	4,528,922	3,702,451	3,194,999
Percentage Distribution of Cash and Invested Assets (Page 2, Col. 3)					
(Item divided by Page 2, Line 10, Col. 3) x 100.0					
25. Bonds (Line 1)	75.7	55.5	68.6	88.1	87.8
26. Stocks (Lines 2.1 & 2.2)			0.5	4.4	
27. Mortgage loans on real estate (Line 3.1 and 3.2)					
28. Real estate (Lines 4.1, 4.2 & 4.3)			0.5		
29. Cash, cash equivalents and short-term investments (Line 5)	24.0	43.5	30.3	7.5	12.2
30. Contract loans (Line 6)			X X X	X X X	X X X
31. Other invested assets (Line 7)					
32. Receivable for securities (Line 8)	0.3	1.0	1.0	1.0	1.0
33. Aggregate write-ins for invested assets (Line 9)			X X X	X X X	X X X
34. Subtotals cash and invested assets (Line 10)	100.0	100.0	100.0	100.0	100.0
Investments in Parent, Subsidiaries and Affiliates					
35. Affiliated bonds (Sch. D Summary, Line 25, Col. 1)					
36. Affiliated preferred stocks (Sch. D, Summary, Line 39, Col. 1)					
37. Affiliated common stocks (Sch. D, Summary, Line 53, Col. 2)					
38. Affiliated short-term investments (subtotals included in Schedule DA, Part 2, Col. 5, Line 11)					
39. Affiliated mortgage loans on real estate					
40. All other affiliated					
41. Total of above Lines 35 to 40					
42. Percentage of investments in parent, subsidiaries and affiliates to surplus as regards policyholders (Line 41 above divided by Page 3, Line 30, Col. 1 x 100.0)					

FIVE-YEAR HISTORICAL DATA
(Continued)

	1 2004	2 2003	3 2002	4 2001	5 2000
Capital and Surplus Accounts (Page 4)					
43. Net unrealized capital gains or (losses) (Line 18)		139,976	(139,975)		14,325
44. Change in nonadmitted assets (Line 21)	(264,473)	(240,180)	(832,514)	(139,355)	(25,114)
45. Dividends to stockholders (Line 28)					
46. Change in surplus as regards policyholders for the year (Line 31)	(1,330,699)	2,126,769	826,470	507,452	672,735
Losses Paid and Incurred (Part 2A)					
47. Net payments (Line 5, Col. 4)	2,626,730	886,075	20,224	206,788	125,044
48. Losses and allocated LAE incurred (Line 8, Col. 4)	5,143,113	2,058,293	455,161	63,876	(28,731)
49. Unallocated LAE incurred (Line 9, Col. 4)					
50. Losses and loss adjustment expenses incurred (Line 10, Col. 4)	5,143,113	2,058,293	455,161	63,876	(28,731)
Operating Expenses to Total Operating Income (Part 3)(%) (Line item divided by Page 4, Line 3 x 100.0)					
51. Personnel costs (Part 3, Line 1.5, Col. 4)	9.5	11.3	12.7	14.3	9.6
52. Amount paid to or retained by title agents (Part 3, Line 2, Col. 4)	59.2	64.9	63.1	63.8	71.2
53. All other operating expenses (Part 3, Lines 24 minus 1.5 minus 2, Col. 4)	19.8	12.8	15.3	95.7	81.7
54. Total (Lines 51 to 53)	88.5	89.0	91.1	173.8	162.5
Operating Percentages (Page 4) (Line item divided by Page 4, Line 3 x 100.0)					
55. Losses and loss adjustment expenses incurred (Line 4)	22.3	4.3	1.6	0.6	(0.1)
56. Operating expenses incurred (Line 5)	88.5	89.0	91.1	95.5	91.4
57. Aggregate write-ins for other operating deductions (Line 6)					
58. Total operating deductions (Line 7)	110.7	93.3	92.8	96.1	90.6
59. Net operating gain or (loss) (Line 8)	(10.7)	6.7	7.2	4.0	9.4
Other Percentages (Line item divided by Part 1B, Line 1.4)					
60. Losses and loss expenses incurred to net premiums written (Page 4, Line 4)	27.6	5.1	2.1	0.8	(0.1)
61. Operating expenses incurred to net premiums written (Page 4, Line 5)	109.8	107.1	117.1	123.8	105.1

SCHEDULE A - VERIFICATION BETWEEN YEARS

1. Book/adjusted carrying value, December 31, prior year (prior year statement)	_____
2. Increase (decrease) by adjustment:	
2.1 Totals, Part 1, Column 11	_____
2.2 Totals, Part 3, Column 7	_____
3. Cost of acquired, (Totals, Part 2, Column 6, net of encumbrances (Column 7) and net of additions and permanent improvements (Column 9))	_____
4. Cost of additions and permanent improvements:	
4.1 Totals, Part 1, Column 14	_____
4.2 Totals, Part 3, Column 9	_____
5. Total profit (loss) on sales, Part 3, Column 14	NONE
6. Increase (decrease) by foreign exchange adjustment:	
6.1 Totals, Part 1, Column 12	_____
6.2 Totals, Part 3, Column 8	_____
7. Amounts received on sales, Part 3, Column 11 and Part 1, Column 13	_____
8. Book/adjusted carrying value at the end of current period	_____
9. Total valuation allowance	_____
10. Subtotal (Lines 8 plus 9)	_____
11. Total nonadmitted amounts	_____
12. Statement value, current period (Page 2, real estate lines, Net Admitted Assets Column)	_____

SCHEDULE B - VERIFICATION BETWEEN YEARS

1. Book value/recorded investment excluding accrued interest on mortgages owned, December 31 of prior year	_____
2. Amount loaned during year:	
2.1 Actual cost at time of acquisitions	_____
2.2 Additional investment made after acquisitions	_____
3. Accrual of discount and mortgage interest points and commitment fees	_____
4. Increase (decrease) by adjustment	_____
5. Total profit (loss) on sale	_____
6. Amounts paid on account or in full during the year	NONE
7. Amortization of premium	_____
8. Increase (decrease) by foreign exchange adjustment	_____
9. Book value/recorded investment excluding accrued interest on mortgages owned at end of current period	_____
10. Total valuation allowance	_____
11. Subtotal (Lines 9 plus 10)	_____
12. Total nonadmitted amounts	_____
13. Statement value of mortgages owned at end of current period (Page 2, mortgage lines, Net Admitted Assets Column)	_____

SCHEDULE BA - VERIFICATION BETWEEN YEARS

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

SCHEDULE D - SUMMARY BY COUNTRY

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

Description		1	2	3	4
		Book/Adjusted Carrying Value	Fair Value	Actual Cost	Par Value of Bonds
BONDS					
Governments (Including all obligations guaranteed by governments)	1. United States	3,741,466	3,730,546	3,825,473	3,530,000
	2. Canada				
	3. Other Countries				
	4. Totals	3,741,466	3,730,546	3,825,473	3,530,000
States, Territories and Possessions (Direct and guaranteed)	5. United States	2,980,629	2,976,132	3,012,978	2,775,000
	6. Canada				
	7. Other Countries				
	8. Totals	2,980,629	2,976,132	3,012,978	2,775,000
Political Subdivisions of States, Territories and Possessions (Direct and guaranteed)	9. United States				
	10. Canada				
	11. Other Countries				
	12. Totals				
Special revenue and special assessment obligations and all non-guaranteed obligations of agencies and authorities of governments and their political subdivisions	13. United States				
	14. Canada				
	15. Other Countries				
	16. Totals				
Public Utilities (unaffiliated)	17. United States				
	18. Canada				
	19. Other Countries				
	20. Totals				
Industrial and Miscellaneous and Credit Tenant Loans (unaffiliated)	21. United States	3,226,245	3,156,149	3,336,193	2,960,000
	22. Canada				
	23. Other Countries				
	24. Totals	3,226,245	3,156,149	3,336,193	2,960,000
Parent, Subsidiaries and Affiliates	25. Totals				
	26. Total Bonds	9,948,340	9,862,827	10,174,644	9,265,000
PREFERRED STOCKS					
Public Utilities (unaffiliated)	27. United States				
	28. Canada				
	29. Other Countries				
	30. Totals				
Banks, Trust and Insurance Companies (unaffiliated)	31. United States				
	32. Canada				
	33. Other Countries				
	34. Totals				
Industrial and Miscellaneous (unaffiliated)	35. United States				
	36. Canada				
	37. Other Countries				
	38. Totals				
Parent, Subsidiaries and Affiliates	39. Totals				
	40. Total Preferred Stocks				
COMMON STOCKS					
Public Utilities (unaffiliated)	41. United States				
	42. Canada				
	43. Other Countries				
	44. Totals				
Banks, Trust and Insurance Companies (unaffiliated)	45. United States				
	46. Canada				
	47. Other Countries				
	48. Totals				
Industrial and Miscellaneous (unaffiliated)	49. United States				
	50. Canada				
	51. Other Countries				
	52. Totals				
Parent, Subsidiaries and Affiliates	53. Totals				
	54. Total Common Stocks				
	55. Total Stocks				
	56. Total Bonds and Stocks	9,948,340	9,862,827	10,174,644	

SCHEDULE D - VERIFICATION BETWEEN YEARS

1. Book/adjusted carrying value of bonds and stocks, prior year	8,771,692	6. Foreign Exchange Adjustment:	
2. Cost of bonds and stocks acquired, Column 7, Part 3	9,800,645	6.1 Column 15, Part 1	
3. Increase (decrease) by adjustment:		6.2 Column 19, Part 2, Section 1	
3.1 Columns 12 + 13 - 14, Part 1	(173,332)	6.3 Column 16, Part 2, Section 2	
3.2 Column 18, Part 2, Section 1		6.4 Column 15, Part 4	
3.3 Column 15, Part 2, Section 2		7. Book/adjusted carrying value at end of current period	9,948,341
3.4 Column 14, Part 4	(101,950)	8. Total valuation allowance	
4. Total gain (loss), Column 19, Part 4	9,440	9. Subtotal (Lines 7 plus 8)	9,948,341
5. Deduct consideration for bonds and stocks disposed of Column 7, Part 4	8,358,154	10. Total nonadmitted amounts	
		11. Statement value of bonds and stocks, current period	9,948,341

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

	1	2	3	4	5	6	7	8	9	10	11
	1 Year or Less	Over 1 Year Through 5 Years	Over 5 Years Through 10 Years	Over 10 Years Through 20 Years	Over 20 Years	Total Current Year	Col. 6 as a % of Line 10.7	Total from Col. 6 Prior Year	% From Col. 7 Prior Year	Total Publicly Traded	Total Privately Placed (a)
1. U.S. Governments, Schedules D & DA (Group 1)											
1.1 Class 1	518,633	3,222,833				3,741,466	33.253	4,946,398	40.951	3,741,466	
1.2 Class 2											
1.3 Class 3											
1.4 Class 4											
1.5 Class 5											
1.6 Class 6											
1.7 Totals	518,633	3,222,833				3,741,466	33.253	4,946,398	40.951	3,741,466	
2. All Other Governments, Schedules D & DA (Group 2)											
2.1 Class 1											
2.2 Class 2											
2.3 Class 3											
2.4 Class 4											
2.5 Class 5											
2.6 Class 6											
2.7 Totals											
3. States, Territories and Possessions, etc., Guaranteed, Schedules D & DA (Group 3)											
3.1 Class 1		1,594,100	786,530	600,000		2,980,630	26.491	200,000	1.656	2,980,629	
3.2 Class 2											
3.3 Class 3											
3.4 Class 4											
3.5 Class 5											
3.6 Class 6											
3.7 Totals		1,594,100	786,530	600,000		2,980,630	26.491	200,000	1.656	2,980,629	
4. Political Subdivisions of States, Territories and Possessions; Guaranteed, Schedules D & DA (Group 4)											
4.1 Class 1											
4.2 Class 2											
4.3 Class 3											
4.4 Class 4											
4.5 Class 5											
4.6 Class 6											
4.7 Totals											
5. Special Revenue & Special Assessment Obligations, etc., Non-Guaranteed, Schedules D & DA (Group 5)											
5.1 Class 1											
5.2 Class 2											
5.3 Class 3											
5.4 Class 4											
5.5 Class 5											
5.6 Class 6											
5.7 Totals											

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

Quality Rating per the NAIC Designation	1 1 Year or Less	2 Over 1 Year Through 5 Years	3 Over 5 Years Through 10 Years	4 Over 10 Years Through 20 Years	5 Over 20 Years	6 Total Current Year	7 Col. 6 as a % of Line 10.7	8 Total from Col. 6 Prior Year	9 % From Col. 7 Prior Year	10 Total Publicly Traded	11 Total Privately Placed (a)
6. Public Utilities (Unaffiliated), Schedules D & DA (Group 6)											
6.1 Class 1											
6.2 Class 2											
6.3 Class 3											
6.4 Class 4											
6.5 Class 5											
6.6 Class 6											
6.7 Totals											
7. Industrial & Miscellaneous (Unaffiliated), Schedules D & DA (Group 7)											
7.1 Class 1	1,917,199	2,229,568	382,604			4,529,371	40.256	6,796,932	56.271	4,199,403	329,968
7.2 Class 2											
7.3 Class 3											
7.4 Class 4											
7.5 Class 5											
7.6 Class 6											
7.7 Totals	1,917,199	2,229,568	382,604			4,529,371	40.256	6,796,932	56.271	4,199,403	329,968
8. Credit Tenant Loans, Schedules D & DA (Group 8)											
8.1 Class 1											
8.2 Class 2											
8.3 Class 3											
8.4 Class 4											
8.5 Class 5											
8.6 Class 6											
8.7 Totals											
9. Parent, Subsidiaries and Affiliates, Schedules D & DA (Group 9)											
9.1 Class 1											
9.2 Class 2											
9.3 Class 3											
9.4 Class 4											
9.5 Class 5											
9.6 Class 6											
9.7 Totals											

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

Quality Rating per the NAIC Designation	1 1 Year or Less	2 Over 1 Year Through 5 Years	3 Over 5 Years Through 10 Years	4 Over 10 Years Through 20 Years	5 Over 20 Years	6 Total Current Year	7 Col. 6 as a % of Line 10.7	8 Total from Col. 6 Prior Year	9 % From Col. 7 Prior Year	10 Total Publicly Traded	11 Total Privately Placed (a)
10. Total Bonds Current Year											
10.1 Class 1	2,435,832	7,046,501	1,169,134	600,000		11,251,467	100.000	X X X	X X X	10,921,498	329,968
10.2 Class 2								X X X	X X X		
10.3 Class 3								X X X	X X X		
10.4 Class 4								X X X	X X X		
10.5 Class 5								X X X	X X X		
10.6 Class 6								X X X	X X X		
10.7 Totals	2,435,832	7,046,501	1,169,134	600,000		11,251,467	100.000	X X X	X X X	10,921,498	329,968
10.8 Line 10.7 as a % of Col. 6	21.649	62.627	10.391	5.333		100.000	X X X	X X X	X X X	97.067	2.933
11. Total Bonds Prior Year											
11.1 Class 1	6,723,221	4,211,282	944,432	200,000		X X X	X X X	12,078,935	100.000	12,078,936	
11.2 Class 2						X X X	X X X				
11.3 Class 3						X X X	X X X				
11.4 Class 4						X X X	X X X				
11.5 Class 5						X X X	X X X				
11.6 Class 6						X X X	X X X				
11.7 Totals	6,723,221	4,211,282	944,432	200,000		X X X	X X X	12,078,935	100.000	12,078,936	
11.8 Line 11.7 as a % of Col. 8	55.661	34.865	7.819	1.656		X X X	X X X	100.000	X X X	100.000	
12. Total Publicly Traded Bonds											
12.1 Class 1	2,435,832	6,716,533	1,169,134	600,000		10,921,499	97.067	12,078,936	100.000	10,921,499	X X X
12.2 Class 2											X X X
12.3 Class 3											X X X
12.4 Class 4											X X X
12.5 Class 5											X X X
12.6 Class 6											X X X
12.7 Totals	2,435,832	6,716,533	1,169,134	600,000		10,921,499	97.067	12,078,936	100.000	10,921,499	X X X
12.8 Line 12.7 as a % of Col. 6	22.303	61.498	10.705	5.494		100.000	X X X	X X X	X X X	100.000	X X X
12.9 Line 12.7 as a % of Line 10.7, Col. 6, Section 10	21.649	59.695	10.391	5.333		97.067	X X X	X X X	X X X	97.067	X X X
13. Total Privately Placed Bonds											
13.1 Class 1		329,968				329,968	2.933			X X X	329,968
13.2 Class 2										X X X	
13.3 Class 3										X X X	
13.4 Class 4										X X X	
13.5 Class 5										X X X	
13.6 Class 6										X X X	
13.7 Totals		329,968				329,968	2.933			X X X	329,968
13.8 Line 13.7 as a % of Col. 6		100.000				100.000	X X X	X X X	X X X	X X X	100.000
13.9 Line 13.7 as a % of Line 10.7, Col. 6, Section 10		2.933				2.933	X X X	X X X	X X X	X X X	2.933

(a) Includes \$ 329,968, freely tradable under SEC Rule 144 or qualified for resale under SEC Rule 144A.
 (b) Includes \$ 0, current year, \$ 0, prior year of bonds with Z designations and \$ 0, current year, \$ 0, prior year of bonds with Z' designations. The letter "Z" means the NAIC designation was not assigned by the Securities Valuation Office (SVO) at the date of the statement. "Z'" means the SVO could not evaluate the obligation because valuation procedures for the security class is under regulatory review.
 (c) Includes \$ 0, current year, \$ 0, prior year of bonds with 5' designations and \$ 0, current year, \$ 0, prior year of bonds with 6' designations. "5'" means the NAIC designation was assigned by the SVO in reliance on the insurer's certification that the issuer is current in all principal and interest payments. "6'" means the NAIC designation was assigned by the SVO due to inadequate certification of principal and interest payments.

SCHEDULE D - PART 1A - SECTION 2
Maturity Distribution of All Bonds Owned December 31, at Book/Adjusted Carrying Values by Major Type and Subtype of Issues

Distribution by Type	1 1 Year or Less	2 Over 1 Year Through 5 Years	3 Over 5 Years Through 10 Years	4 Over 10 Years Through 20 Years	5 Over 20 Years	6 Total Current Year	7 Col. 6 as a % of Line 10.7	8 Total from Col. 6 Prior Year	9 % From Col. 7 Prior Year	10 Total Publicly Traded	11 Total Privately Placed
1. U.S. Governments, Schedules D & DA (Group 1)											
1.1 Issuer Obligations	518,633	3,222,833				3,741,466	33.253	4,946,398	40.951	3,741,466	
1.2 Single Class Mortgage-Backed/Asset-Backed Securities											
1.7 Totals	518,633	3,222,833				3,741,466	33.253	4,946,398	40.951	3,741,466	
2. All Other Governments, Schedules D & DA (Group 2)											
2.1 Issuer Obligations											
2.2 Single Class Mortgage-Backed/Asset-Backed Securities											
MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES											
2.3 Defined											
2.4 Other											
MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES											
2.5 Defined											
2.6 Other											
2.7 Totals											
3. States, Territories and Possessions, Guaranteed, Schedules D & DA (Group 3)											
3.1 Issuer Obligations											
3.2 Single Class Mortgage-Backed/Asset-Backed Securities		1,594,100	786,530	600,000		2,980,630	26.491	200,000	1.656	2,980,630	
MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES											
3.3 Defined											
3.4 Other											
MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES											
3.5 Defined											
3.6 Other											
3.7 Totals		1,594,100	786,530	600,000		2,980,630	26.491	200,000	1.656	2,980,630	
4. Political Subdivisions of States, Territories and Possessions, Guaranteed, Schedules D & DA (Group 4)											
4.1 Issuer Obligations											
4.2 Single Class Mortgage-Backed/Asset-Backed Securities											
MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES											
4.3 Defined											
4.4 Other											
MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES											
4.5 Defined											
4.6 Other											
4.7 Totals											
5. Special Revenue & Special Assessment Obligations, etc., Non-Guaranteed, Schedules D & DA (Group 5)											
5.1 Issuer Obligations											
5.2 Single Class Mortgage-Backed/Asset-Backed Securities											
MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES											
5.3 Defined											
5.4 Other											
MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES											
5.5 Defined											
5.6 Other											
5.7 Totals								110,000	0.911		

SCHEDULE D - PART 1A - SECTION 2 (continued)
 Maturity Distribution of All Bonds Owned December 31, at Book/Adjusted Carrying Values by Major Type and Subtype of Issues

Distribution by Type	1 1 Year or Less	2 Over 1 Year Through 5 Years	3 Over 5 Years Through 10 Years	4 Over 10 Years Through 20 Years	5 Over 20 Years	6 Total Current Year	7 Col. 6 as a % of Line 10.7	8 Total from Col. 6 Prior Year	9 % From Col. 7 Prior Year	10 Total Publicly Traded	11 Total Privately Placed
6. Public Utilities (Unaffiliated), Schedules D & DA (Group 6)											
6.1 Issuer Obligations											
6.2 Single Class Mortgage-Backed/Asset-Backed Securities											
MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES											
6.3 Defined											
6.4 Other											
MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES											
6.5 Defined											
6.6 Other											
6.7 Totals											
7. Industrial & Miscellaneous (Unaffiliated), Schedules D & DA (Group 7)											
7.1 Issuer Obligations	1,917,199	2,229,568	382,604			4,529,371	40.256	6,796,932	56.271	4,199,403	329,968
7.2 Single Class Mortgage-Backed/Asset-Backed Securities											
MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES											
7.3 Defined											
7.4 Other											
MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES											
7.5 Defined											
7.6 Other											
7.7 Totals	1,917,199	2,229,568	382,604			4,529,371	40.256	6,796,932	56.271	4,199,403	329,968
8. Credit Tenant Loans, Schedules D & DA (Group 8)											
8.1 Issuer Obligations											
8.7 Totals											
9. Parent, Subsidiaries and Affiliates, Schedules D & DA (Group 9)											
9.1 Issuer Obligations											
9.2 Single Class Mortgage-Backed/Asset-Backed Securities											
MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES											
9.3 Defined											
9.4 Other											
MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES											
9.5 Defined											
9.6 Other											
9.7 Totals											

SCHEDULE D - PART 1A - SECTION 2 (continued)
Maturity Distribution of All Bonds Owned December 31, at Book/Adjusted Carrying Values by Major Type and Subtype of Issues

Distribution by Type	1 1 Year or Less	2 Over 1 Year Through 5 Years	3 Over 5 Years Through 10 Years	4 Over 10 Years Through 20 Years	5 Over 20 Years	6 Total Current Year	7 Col. 6 as a % of Line 10.7	8 Total from Col. 6 Prior Year	9 % From Col. 7 Prior Year	10 Total Publicly Traded	11 Total Privately Placed
10. Total Bonds Current Year	2,435,832	7,046,501	1,169,134	600,000		11,251,467	100.000	X X X X X X	X X X X X X	10,921,499	329,968
10.1 Issuer Obligations											
10.2 Single Class Mortgage-Backed/Asset-Backed Securities											
MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES											
10.3 Defined											
10.4 Other											
MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES											
10.5 Defined											
10.6 Other											
10.7 Totals	2,435,832	7,046,501	1,169,134	600,000		11,251,467	100.000	X X X X X X	X X X X X X	10,921,499	329,968
10.8 Line 10.7 as a % of Col. 6	21.649	62.627	10.391	5.333		100.000	X X X	X X X	X X X	97.067	2.933
11. Total Bonds Prior Year	6,723,221	4,211,282	944,432	200,000		X X X X X X	X X X X X X	12,078,936	100.000	12,078,936	
11.1 Issuer Obligations											
11.2 Single Class Mortgage-Backed/Asset-Backed Securities											
MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES											
11.3 Defined											
11.4 Other											
MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES											
11.5 Defined											
11.6 Other											
11.7 Totals	6,723,221	4,211,282	944,432	200,000		X X X X X X	X X X X X X	12,078,936	100.000	12,078,936	
11.8 Line 11.7 as a % of Col. 8	55.661	34.865	7.819	1.656		100.000	X X X	100.000	X X X	100.000	
12. Total Publicly Traded Bonds	2,435,832	6,716,533	1,169,134	600,000		10,921,499	97.067	12,078,936	100.000	10,921,499	X X X X X X
12.1 Issuer Obligations											
12.2 Single Class Mortgage-Backed/Asset-Backed Securities											
MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES											
12.3 Defined											
12.4 Other											
MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES											
12.5 Defined											
12.6 Other											
12.7 Totals	2,435,832	6,716,533	1,169,134	600,000		10,921,499	97.067	12,078,936	100.000	10,921,499	X X X X X X
12.8 Line 12.7 as a % of Col. 6	22.303	61.498	10.705	5.494		100.000	X X X	X X X	X X X	100.000	X X X X X X
12.9 Line 12.7 as a % of Line 10.7, Col. 6, Section 10	21.649	59.695	10.391	5.333		97.067	X X X	X X X	X X X	97.067	X X X X X X
13. Total Privately Placed Bonds		329,968				329,968	2.933			X X X X X X	329,968
13.1 Issuer Obligations											
13.2 Single Class Mortgage-Backed/Asset-Backed Securities											
MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES											
13.3 Defined											
13.4 Other											
MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES											
13.5 Defined											
13.6 Other											
13.7 Totals		329,968				329,968	2.933			X X X X X X	329,968
13.8 Line 13.7 as a % of Col. 6		100.000				100.000	X X X	X X X	X X X	X X X	100.000
13.9 Line 13.7 as a % of Line 10.7, Col. 6, Section 10		2.933				2.933	X X X	X X X	X X X	X X X	2.933

SCHEDULE DA - PART 2
Verification of SHORT-TERM INVESTMENTS Between Years

	1	2	3	4	5
	Total	Bonds	Mortgage Loans	Other Short-term Investment Assets (a)	Investments in Parent, Subsidiaries and Affiliates
1. Book/adjusted carrying value, December 31 of prior year	3,308,715	3,308,715			
2. Cost of short-term investments acquired	16,017,550	16,017,550			
3. Increase (decrease) by adjustment					
4. Increase (decrease) by foreign exchange adjustment					
5. Total profit (loss) on disposal of short-term investments	18,023,139	18,023,139			
6. Consideration received on disposal of short-term investments	1,303,126	1,303,126			
7. Book/adjusted carrying value, current year	1,303,126				
8. Total valuation allowance					
9. Subtotal (Lines 7 plus 8)	1,303,126	1,303,126			
10. Total nonadmitted amounts					
11. Statement value (Lines 9 minus 10)	1,303,126	1,303,126			
12. Income collected during year	22,398	22,398			
13. Income earned during year	22,398	22,398			

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

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

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

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

1	2	3
Depository	Rate of Interest	Balance
OPEN DEPOSITORIES		
FEDERALLY INSURED DEPOSITORIES		
Chase	New York, NY	131,158
Clovis Community	Fresno, CA	1,936
Bank of Nevada	Las Vegas, NV	19,847
City National	Aliso Viejo, CA	2,228
0199998 Deposits in (0) depositories which do not exceed the allowable limit in any one depository	X X X	
0199999 Total Federally Insured Depositories	X X X	155,169
NON-FEDERALLY INSURED DEPOSITORIES		
0299999 Total Non-Federally Insured Depositories	X X X	
0399999 Total Open Depositories - Dec. 31st	X X X	155,169
SUSPENDED DEPOSITORIES		
0499999 Total Suspended Depositories - Dec. 31st	X X X	
0599999 Grand Total - All Depositories - Dec. 31st	X X X	155,169
1. Totals: Last day of January		2,682,506
2. February		6,142,122
3. March		4,972,579
4. April		5,589,483
5. May		8,236,767
6. June		5,412,401
7. July		3,562,255
8. August		4,407,190
9. September		4,653,650
10. October		5,000,516
11. November		489,869
12. December		155,168

NONE **Schedule E - Part 1B**

NONE **Schedule E - Part 1C**

SCHEDULE E - PART 1D - SUMMARY

Segregated Funds Held for Others			
Type	1 Non-Interest Earning	2 Interest Earning	3 Total (Cols. 1 + 2)
1. Open depositories	155,168		155,168
2. Suspended depositories			
3. Total segregated cash funds held for others (General Interrogatories-Part 2, Line 9.22)	155,168		155,168
4. Other forms of security held for others (General Interrogatories-Part 2, Line 9.23)			
5. Total all segregated funds held for others (General Interrogatories-Part 2, Line 9.21)	155,168		155,168
Company Funds on Hand and on Deposit			
General Funds			
6. Open depositories			1,847,908
7. Suspended depositories			
8. Total general funds			1,847,908
Reinsurance Reserve Funds			
9. Open depositories			
10. Suspended depositories			
11. Total reinsurance reserve funds			
Total Company Funds			
12. Open depositories			1,847,908
13. Suspended depositories			
14. Total company funds on deposit (Lines 8 & 11)			1,847,908
15. Company funds on hand			430
16. Total company funds on hand and on deposit			1,848,338

SCHEDULE E - PART 1E - SUMMARY OF INTEREST EARNED

Interest Earned On	1 Interest Earned by Company	2 Average Monthly Balance of Non-Earning Deposits	3 Average Monthly Balance of Earning Deposits
Segregated Funds Held for Others			
17. Open depositories		4,275,375	
18. Suspended depositories			
19. Total segregated funds held for others		4,275,375	
Company Funds on Deposit			
20. Open depositories	245	5,776,452	314,542
21. Suspended depositories			
22. Total company funds on deposit	245	5,776,452	314,542
Total All Funds on Deposit			
23. Open depositories	245	10,051,827	314,542
24. Suspended depositories			
25. Total all funds on deposit	245	10,051,827	314,542

Annual Statement for the year 2004 of the **National Title Insurance of New York, Inc.**
SCHEDULE F - PART 1
Assumed Reinsurance as of December 31, Current Year (000 Omitted)

1	2	3	4	5	6	7	8	9	10	11	12
Federal ID Number	NAIC Company Code	Name of Reinsured	Domiciliary Jurisdiction	Reinsurance Assumed Liability	Assumed Premiums Received	Reinsurance Payable on Paid Losses and Loss Adjustment Expenses	Reinsurance Payable on Known Case Losses and LAE Reserves	Assumed Premiums Receivable	Funds Held By or Deposited With Reinsured Companies	Letters of Credit Posted	Amount of Assets Pledged or Compensating Balances to Secure Letters of Credit
36-2468956	50229	Chicago Title Insurance Company	Kansas City Missouri	4,950	1						
86-0417131	51568	Fidelity National Title Insurance Company	Santa Barbara California	10,050	2						
13-1286310	51071	Fidelity National Title Insurance Company of New York	New York New York	1,500							
02999999		Total Affiliates - U.S. Non-Pool		16,500	3						
04999999		Total Affiliates		16,500	3						
99999999		TOTALS		16,500	3						

SCHEDULE F - PART 2

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

1 Federal ID Number	2 NAIC Company Code	3 Name of Reinsurer	4 Domiciliary Jurisdiction	5 Reinsurance Contracts Ceding 75% or More of Direct Premiums Written	6 Reinsurance Ceded Liability	7 Ceded Reinsurance Premiums Paid	8 Reinsurance Recoverable on Paid Losses and Loss Adjustment Expenses	9 Reinsurance Recoverable on Known Case Losses and LAE Reserves	10 Reinsurance Payable		12 Net Amount Recoverable From Reinsurers (Cols. 8 + 9 - 10 - 11)	13 Funds Held By Company Under Reinsurance Treaties
									10 Ceded Balances Payable	11 Other Amounts Due to Reinsurers		
86-0417131	51586	Fidelity National Title Insurance Company	Santa Barbara California		27,416	11						
0299999		Total Authorized - Affiliates - U.S. Non-Pool			27,416	11						
0499999		Total Authorized - Affiliates			27,416	11						
AA-3194139	00000	Axis Specialty Limited	Bermuda			3						
AA-3190463	00000	IPCRe Limited	Bermuda			2						
AA-3190757	00000	XL Re Ltd	Bermuda			1						
AA-1128488	00000	Lloyd's Syndicate AGM-Ace	London			1						
AA-1128570	00000	Lloyd's Syndicate ATR-Abrium	London			1						
AA-1128623	00000	Lloyd's Syndicate AFB-Beazley	London			2						
AA-1128623	00000	Lloyd's Syndicate AFB-Beazley	London			3						
AA-1126190	00000	Lloyd's Syndicate FRW-Liberty	London			2						
AA-1126435	00000	Lloyd's Syndicate FDY-Faraday	London			1						
AA-1126033	00000	Lloyd's Syndicate HIS-Hiscox	London			1						
AA-1126727	00000	Lloyd's Syndicate SAM-Meacock	London			1						
AA-1126958	00000	Lloyd's Syndicate GSC-Christensen	London			1						
0899999		Total Authorized - Other Non-U.S. Insurers			27,416	19						
0999999		Total Authorized			27,416	30						
9999999		Totals			27,416	30						

SCHEDULE H - PART 1

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

1 Permanent Identification Number	2 Form of Ownership	3 Title Plant Covering Period		4 To	5 Date Acquired	6 Actual Cost	7 Book Value	8 Book Value Valuation Basis (e)	9 Increase by Adjustment in Book Value	10 Decrease by Adjustment in Book Value	
		From	To								
50-0001	Wholly 100%	12/31/2001	12/31/2001	01/01/1994	275,000	10,000					
50-0002	Wholly 100%	01/01/1950	01/01/1993	01/01/1994	50,000		Lower of Cost or Appraised			5,000	
999999 Totals											
						325,000	10,000	XXX			5,000

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

SCHEDULE H - PART 2

Showing All Title Plants Acquired During the Year

1 Permanent Identification Number	2 Form of Ownership	3 Title Plant Covering Period		4 To	5 Date Acquired	6 How Acquired	7 Name of Seller	8 Acquisition / Construction Cost to Company During Year	9 Book Value at December 31 of Current Year	10 Percentage Ownership as of December 31	11 Title Plant Not 100% Owned (Does Company Participate in Maintenance Cost? Yes or No)
		3 From	4 To								
NONE											

SCHEDULE H - PART 3

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

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

SCHEDULE H - Verification Between Years

1. Book value, December 31, prior year	15,000
2. Increase by adjustment in book value:	
2.1 Totals, Part 1, Col. 9	
2.2 Totals, Part 3, Col. 8	
3. Cost of acquisition, Part 2, Col. 8	
4. Totals	15,000
5. Decrease by adjustment in book value:	
5.1 Totals, Part 1, Col. 10	
5.2 Totals, Part 3, Col. 9	
6. Consideration received on sales, Part 3, Col. 11	
7. Net profit (loss) on sales, Part 3, Col. 12	
8. Book value, December 31, current year	5,000

SCHEDULE H - PART 4

Showing Total Title Assets Held Directly or by Subsidiaries

Type of Title Plant Ownership	1 Title Plant Value Current Year	2 Title Plant Value Prior Year
1. Direct investment in title plant assets	10,000	15,000
2. Title plant assets held by subsidiaries (proportionate to ownership)		
3. Total (Line 1 plus Line 2)	10,000	15,000

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	152,442	4,356	33,756	2,171	188,383	3,984				3,297		
2. 1995		3,258	4	2	610	2,654	3				15		
3. 1996	104	128	3	6	222	(85)					10		
4. 1997	1,093	4,856	4			4,860	59				29		
5. 1998	148	283	7			290	18				1		
6. 1999	33	489	6		47	448	31				131		
7. 2000	867	3,469	3		96	3,376	164				151		
8. 2001	2,389	8,851	9	1,939	284	10,515	548				203		
9. 2002	4,764	22,092	3	6,223	340	27,978	663				143		
10. 2003	11,299	40,080	1	8,889	99	48,871	1,049				268		
11. 2004	4,374	18,640	3	4,655	29	23,269	411				61		
12. Totals	X X X	254,588	4,399	55,470	3,898	310,559	6,930				4,309		

	13 Salvage and Subrogation Received	14 Unallocated Loss Expense Payments	15 Total Net Loss and Expense Paid (Cols. 7+8+10+11-9-12+14)	16 Number of Claims Reported (Direct)	Loss and Allocated Loss Adjustment Expenses Unpaid						23 Unallocated Loss Expense Unpaid	
					Known Claim Reserves			IBNR Reserves				
					17 Direct	18 Assumed	19 Ceded	20 Direct	21 Assumed	22 Ceded		
1. Prior	2,172		7,281	1,580	63				39			
2. 1995	35		18	13	1				10			
3. 1996			10	11	28				1			
4. 1997			88	17					29			
5. 1998	1		19	8					2			
6. 1999	11		162	111	148				2			
7. 2000	1		315	88	282				23			
8. 2001	19		751	96	339				172			
9. 2002	3		806	101	487				675			
10. 2003	57		1,317	170	3,015				1,284			
11. 2004	245		472	32	112				1,285			
12. Total	2,544		11,239	2,227	4,475				3,522			

	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	102	14	7,383			7,383	0.040	0.039	X X X			102
2. 1995	11	2	29			29	0.009	0.011				11
3. 1996	29	1	39			39	0.291	(0.459)	0.375			29
4. 1997	29		117			117	0.024	0.024	0.107			29
5. 1998	2		21			21	0.074	0.072	0.142			2
6. 1999	150	23	312			312	0.638	0.696	9.455			150
7. 2000	305	8	620			620	0.179	0.184	0.715			305
8. 2001	511	26	1,262			1,262	0.117	0.120	0.528			511
9. 2002	1,162	46	1,968			1,968	0.070	0.070	0.413			1,162
10. 2003	4,299	113	5,616			5,616	0.115	0.115	0.497			4,299
11. 2004	1,397	22	1,869			1,869	0.080	0.080	0.427			1,397
12. Total	7,997	255	19,236			19,236	X X X	X X X	X X X		X X X	7,997

SCHEDULE P - PART 1A - POLICIES WRITTEN DIRECTLY

(\$000 Omitted)

Years In Which Policies Were Written	1 Amount of Insurance Written in Millions	Premiums Written and Other Income					Loss and Allocated Loss Adjustment Expenses Payments						
		2 Direct Premium	3 Assumed Premium	4 Other Income	5 Ceded Premium	6 Net	Loss Payments			Allocated LAE Payments			
							7 Direct	8 Assumed	9 Ceded	10 Direct	11 Assumed	12 Ceded	
1. Prior	X X X	632				632	15				34		
2. 1995													
3. 1996													
4. 1997													
5. 1998													
6. 1999											1		
7. 2000							1						
8. 2001													
9. 2002	9	30			30						27		
10. 2003	6	25			25								
11. 2004	242	832			832								
12. Totals	X X X	1,519			1,519		16				62		

	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			49	17	2						
2. 1995											
3. 1996											
4. 1997											
5. 1998											
6. 1999			1	2					1		
7. 2000			1	1							
8. 2001											
9. 2002			27	2					3		
10. 2003				2					7		
11. 2004									7		
12. Total			78	24	2				18		

	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	2	1	51			51	0.081	0.081	X X X			2
2. 1995												
3. 1996												
4. 1997												
5. 1998												
6. 1999			1			1						
7. 2000			1			1						
8. 2001	1		1			1						1
9. 2002	3		30			30	1.000	1.000	3.333			3
10. 2003	7		7			7	0.280	0.280	1.167			7
11. 2004	7		7			7	0.008	0.008	0.029			7
12. Total	20	1	98			98	X X X	X X X	X X X		X X X	20

SCHEDULE P - PART 1B - POLICIES WRITTEN THROUGH AGENTS

(\$000 Omitted)

Years In Which Policies Were Written	1 Amount of Insurance Written in Millions	Premiums Written and Other Income					Loss and Allocated Loss Adjustment Expenses Payments						
		2 Direct Premium	3 Assumed Premium	4 Other Income	5 Ceded Premium	6 Net	Loss Payments			Allocated LAE Payments			
							7 Direct	8 Assumed	9 Ceded	10 Direct	11 Assumed	12 Ceded	
1. Prior	X X X	151,810	4,356	33,756	2,171	187,751	3,969				3,264		
2. 1995		3,258	4	2	610	2,654	3				15		
3. 1996	104	128	3	6	222	(85)					10		
4. 1997	1,093	4,856	4			4,860	59				29		
5. 1998	148	283	7			290	18				1		
6. 1999	33	489	6		47	448	31				130		
7. 2000	530	3,469	3		96	3,376	163				151		
8. 2001	2,389	8,851	9	1,939	284	10,515	548				203		
9. 2002	4,755	22,062	3	6,223	340	27,948	663				116		
10. 2003	11,293	40,056	1	8,889	99	48,847	1,049				268		
11. 2004	4,132	17,808	3	4,655	29	22,437	411				61		
12. Totals	X X X	253,070	4,399	55,470	3,898	309,041	6,914				4,248		

	13 Salvage and Subrogation Received	14 Unallocated Loss Expense Payments	15 Total Net Loss and Expense Paid (Cols. 7+8+10+11-9-12+14)	16 Number of Claims Reported (Direct)	Loss and Allocated Loss Adjustment Expenses Unpaid						23 Unallocated Loss Expense Unpaid
					Known Claim Reserves			IBNR Reserves			
					17 Direct	18 Assumed	19 Ceded	20 Direct	21 Assumed	22 Ceded	
1. Prior	2,172		7,233	1,563	61				39		
2. 1995	35		18	13	1				10		
3. 1996			10	11	28				1		
4. 1997			88	17					29		
5. 1998	1		19	8					2		
6. 1999	11		161	109	148				2		
7. 2000	1		314	87	282				23		
8. 2001	19		751	96	339				171		
9. 2002	3		779	99	487				672		
10. 2003	57		1,317	168	3,015				1,277		
11. 2004	245		472	32	112				1,278		
12. Total	2,544		11,162	2,203	4,473				3,504		

	24 Total Net Loss and LAE Unpaid (Cols. 17+18+20+21-19-22+23)	25 Number of Claims Outstanding (Direct)	Losses and Allocated Loss Expenses Incurred				Loss and LAE Ratio		32 Net Loss & LAE Per \$1000 Of Coverage ((Cols. 29+14+23)/Col. 1)	33 Discount For Time Value of Money	34 Inter-company Pooling Participation Percentage	35 Net Reserves After Discount (Cols. 24-33)
			26 Direct (Cols. 7+10+17+20)	27 Assumed (Cols. 8+11+18+21)	28 Ceded (Cols. 9+12+19+22)	29 Net	30 Direct Basis ((Cols. 14+23+26)/[Cols. 2+4])	31 Net Basis ((Cols. 14+23+29)/Col.6)				
1. Prior	100	13	7,333			7,333	0.040	0.039	X X X			100
2. 1995	11	2	29			29	0.009	0.011				11
3. 1996	29	1	39			39	0.291	(0.459)	0.375			29
4. 1997	29		117			117	0.024	0.024	0.107			29
5. 1998	2		21			21	0.074	0.072	0.142			2
6. 1999	150	23	311			311	0.636	0.694	9.424			150
7. 2000	305	8	619			619	0.178	0.183	1.168			305
8. 2001	510	26	1,261			1,261	0.117	0.120	0.528			510
9. 2002	1,159	46	1,938			1,938	0.069	0.069	0.408			1,159
10. 2003	4,292	113	5,609			5,609	0.115	0.115	0.497			4,292
11. 2004	1,390	22	1,862			1,862	0.083	0.083	0.451			1,390
12. Total	7,977	254	19,139			19,139	X X X	X X X	X X X		X X X	7,977

**SCHEDULE P-PART 2
POLICY YEAR INCURRED LOSS AND ALAE**

Years in Which Policies Were Written	Incurred Losses and Allocated Expenses at Year End (\$000 omitted) Including Known Claims and IBNR on Unreported Claims									
	1	2	3	4	5	6	7	8	9	10
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
1. Prior	872	924	901	1,610	1,693	1,666	1,684	1,687	1,691	1,719
2. 1985	126	144	113	114	92	94	90	97	90	89
3. 1986	111	121	269	261	257	270	264	254	254	254
4. 1987	157	646	252	254	275	267	290	275	275	275
5. 1988	726	1,190	960	1,040	965	924	911	814	780	515
6. 1989	840	1,534	766	860	790	831	802	762	785	766
7. 1990	928	1,966	1,186	1,127	1,104	1,096	1,109	980	1,013	1,065
8. 1991	1,825	2,319	2,185	2,059	2,092	2,105	2,185	2,086	2,048	1,971
9. 1992	103	1,103	1,831	2,183	790	659	425	340	279	279
10. 1993	29	443	426	613	549	591	681	247	274	264
11. 1994	41	282	704	728	633	468	395	176	169	187
12. 1995		134	62	103	79	76	86	29	29	28
13. 1996	X X X	123	20	18	22	41	10	10	19	38
14. 1997	X X X	X X X	1,763	810	394	442	195	129	120	117
15. 1998	X X X	X X X	X X X	47	27	50	54	6	21	21
16. 1999	X X X	X X X	X X X	X X X	41	44	49	50	106	311
17. 2000	X X X	X X X	X X X	X X X	X X X	329	283	187	417	622
18. 2001	X X X	X X X	X X X	X X X	X X X	X X X	882	1,159	1,136	1,262
19. 2002	X X X	X X X	X X X	X X X	X X X	X X X	X X X	1,903	1,510	1,968
20. 2003	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	3,102	5,616
21. 2004	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	1,869

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

Years in Which Policies Were Written	Cumulative Paid Losses and Allocated Expenses at Year End (\$000 omitted)										11	12
	1	2	3	4	5	6	7	8	9	10	Number of Claims Closed With Loss Payment	Number of Claims Closed Without Loss Payment
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004		
1. Prior	854	863	877	1,012	1,649	1,649	1,666	1,669	1,673	1,693	56	257
2. 1985	100	102	108	113	88	88	88	88	88	88	17	55
3. 1986	96	99	239	230	235	241	254	254	254	254	31	109
4. 1987	156	201	235	238	244	236	275	275	275	275	46	190
5. 1988	675	777	884	984	925	879	851	804	765	493	78	265
6. 1989	659	712	571	663	691	708	711	719	745	766	116	485
7. 1990	869	950	989	1,012	1,022	1,025	1,025	969	971	1,055	122	466
8. 1991	1,790	2,011	2,005	2,023	2,015	2,025	2,038	2,035	2,036	1,969	116	378
9. 1992	66	118	217	258	284	284	284	279	279	279	26	151
10. 1993	27	44	61	69	78	99	204	206	238	239	15	62
11. 1994	34	120	127	131	134	152	152	152	152	170	16	57
12. 1995		(6)	3	3	12	12	13	12	18	18	4	17
13. 1996	X X X		4	8	10	10	10	10	10	10	4	15
14. 1997	X X X	X X X	42	63	71	88	88	88	88	88	8	26
15. 1998	X X X	X X X	X X X	3	2	2	2	2	19	19	2	13
16. 1999	X X X	X X X	X X X	X X X				15	37	161	12	135
17. 2000	X X X	X X X	X X X	X X X	X X X		5	40	142	317	14	116
18. 2001	X X X	X X X	X X X	X X X	X X X	X X X		94	202	751	12	101
19. 2002	X X X	X X X	X X X	X X X	X X X	X X X	X X X	13	261	805	19	59
20. 2003	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	359	1,317	13	50
21. 2004	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	472	6	4

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

Years in Which Policies Were Written	Case Basis Losses and Allocated Expenses Reserves at Year End (\$000 omitted)									
	1	2	3	4	5	6	7	8	9	10
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
1. Prior	18	23	24	599	44	17	18	9	10	11
2. 1985	26	30	5	1	4			6		
3. 1986	15	7	30	31	22	29				
4. 1987	1	114	17	16	31	31				
5. 1988	51	128	76	56	40	38	38	11	11	11
6. 1989	181	135	195	197	99	69	67	43	30	
7. 1990	59	174	168	115	82	39	11	11	31	5
8. 1991	35	29	140	36	77	80	60	51	9	1
9. 1992	37	67	31	1	1	1				
10. 1993	2	90	53	73	76	74	47	15	11	3
11. 1994	7	2	102	98	94	39	29			
12. 1995		2	1	10	1	1	5		1	
13. 1996	X X X	100	4	3	3	2			5	13
14. 1997	X X X	X X X	100	146	73	62	12			
15. 1998	X X X	X X X	X X X	1		13	13			
16. 1999	X X X	X X X	X X X	X X X				27	48	72
17. 2000	X X X	X X X	X X X	X X X	X X X		1	38	160	137
18. 2001	X X X	X X X	X X X	X X X	X X X	X X X	50	517	544	165
19. 2002	X X X	X X X	X X X	X X X	X X X	X X X	X X X	61	276	237
20. 2003	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	324	1,465
21. 2004	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	55

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

Years in Which Policies Were Written	Bulk Reserves on Known Claims at Year End (\$000 omitted) Loss and Allocated Loss Expense									
	1	2	3	4	5	6	7	8	9	10
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
1. Prior									3	11
2. 1985										
3. 1986										
4. 1987										
5. 1988									4	11
6. 1989									10	
7. 1990									11	5
8. 1991									3	1
9. 1992										
10. 1993									4	3
11. 1994										1
12. 1995										
13. 1996	X X X								2	14
14. 1997	X X X	X X X								
15. 1998	X X X	X X X	X X X							
16. 1999	X X X	X X X	X X X	X X X					16	76
17. 2000	X X X	X X X	X X X	X X X	X X X				55	145
18. 2001	X X X	X X X	X X X	X X X	X X X	X X X			187	174
19. 2002	X X X	X X X	X X X	X X X	X X X	X X X	X X X		94	251
20. 2003	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	111	1,550
21. 2004	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	58

NONE

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

Years in Which Policies Were Written	IBNR Reserves on Unreported Claims at Year End (\$000 omitted)									
	Loss and Allocated Loss Expense									
	1 1995	2 1996	3 1997	4 1998	5 1999	6 2000	7 2001	8 2002	9 2003	10 2004
1. Prior		38						8	5	4
2. 1985		12				7	2	4	2	1
3. 1986		15					10			
4. 1987		331					15			
5. 1988		285				7	22			
6. 1989		687				54	24			
7. 1990		842	29			33	73			
8. 1991		279	40				88			
9. 1992		918	1,583	1,925	505	374	141	61		
10. 1993		309	313	470	393	418	430	26	21	19
11. 1994		160	475	499	404	276	214	24	17	16
12. 1995		138	59	90	67	63	68	16	10	10
13. 1996	X X X	23	13	7	9	7			2	1
14. 1997	X X X	X X X	1,621	601	250	292	95	41	32	29
15. 1998	X X X	X X X	X X X	44	24	35	39	4	2	2
16. 1999	X X X	X X X	X X X	X X X	41	44	49	8	5	2
17. 2000	X X X	X X X	X X X	X X X	X X X	329	277	110	60	23
18. 2001	X X X	X X X	X X X	X X X	X X X	X X X	832	548	203	172
19. 2002	X X X	X X X	X X X	X X X	X X X	X X X	X X X	1,829	879	675
20. 2003	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	2,308	1,284
21. 2004	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	1,284

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

Years in Which Claims Were First Reported	Losses and Allocated Expenses at Year End (\$000 omitted)									
	Incurred Loss and ALAE on Known Claims and Bulk Reserves on Known Claims									
	1	2	3	4	5	6	7	8	9	10
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
1. Prior	5,718	6,247	6,340	6,470	6,256	6,099	6,049	5,870	5,818	5,548
2. 1995	37		146	146	146	146	146	146	146	146
3. 1996	X X X	173	536	456	451	482	486	426	426	426
4. 1997	X X X	X X X	283	251	266	251	210	206	201	202
5. 1998	X X X	X X X	X X X	869	928	897	902	899	900	829
6. 1999	X X X	X X X	X X X	X X X	59	56	55	54	9	9
7. 2000	X X X	X X X	X X X	X X X	X X X	59	51	28	46	43
8. 2001	X X X	X X X	X X X	X X X	X X X	X X X	120	98	253	311
9. 2002	X X X	X X X	X X X	X X X	X X X	X X X	X X X	788	835	825
10. 2003	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	1,939	2,291
11. 2004	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	5,084

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

Years in Which Claims Were First Reported	Cumulative Paid Losses and Allocated Expenses at Year End (\$000 omitted)										11 Number of Claims Closed With Loss Payment	12 Number of Claims Closed Without Loss Payment
	1	2	3	4	5	6	7	8	9	10		
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004		
1. Prior	5,307	5,799	5,960	6,143	6,061	5,982	5,964	5,811	5,798	5,521	536	1,310
2. 1995	18	124	146	146	146	146	146	146	146	146	20	33
3. 1996	X X X	66	173	213	248	319	426	426	426	426	34	74
4. 1997	X X X	X X X	82	119	124	148	187	191	200	200	23	70
5. 1998	X X X	X X X	X X X	187	877	877	898	897	897	829	18	38
6. 1999	X X X	X X X	X X X	X X X	1	9	9	9	9	9	6	17
7. 2000	X X X	X X X	X X X	X X X	X X X	15	30	26	43	43	4	13
8. 2001	X X X	X X X	X X X	X X X	X X X	X X X	10	73	184	288	10	44
9. 2002	X X X	X X X	X X X	X X X	X X X	X X X	X X X	150	247	749	19	87
10. 2003	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	664	1,203	34	132
11. 2004	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	1,825	29	95

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

Years in Which Claims Were First Reported	Case Basis Losses and Allocated Expenses Reserves at Year End (\$000 omitted)									
	1	2	3	4	5	6	7	8	9	10
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
1. Prior	411	448	382	327	194	118	85	59	15	13
2. 1995	19	49								
3. 1996	X X X	402	363	243	203	163	61			
4. 1997	X X X	X X X	201	132	142	103	23	15	1	1
5. 1998	X X X	X X X	X X X	682	51	20	5	2	2	
6. 1999	X X X	X X X	X X X	X X X	58	47	46	45		
7. 2000	X X X	X X X	X X X	X X X	X X X	44	21	2	2	
8. 2001	X X X	X X X	X X X	X X X	X X X	X X X	111	25	51	11
9. 2002	X X X	X X X	X X X	X X X	X X X	X X X	X X X	639	438	37
10. 2003	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	950	529
11. 2004	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	1,584

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

Years in Which Claims Were First Reported	Bulk Reserves on Known Claims at Year End (\$000 omitted)									
	Loss and Allocated Loss Expense									
	1	2	3	4	5	6	7	8	9	10
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
1. Prior									5	14
2. 1995										
3. 1996	X X X									
4. 1997	X X X	X X X								1
5. 1998	X X X	X X X	X X X						1	
6. 1999	X X X	X X X	X X X	X X X						
7. 2000	X X X	X X X	X X X	X X X	X X X				1	
8. 2001	X X X	X X X	X X X	X X X	X X X	X X X			18	12
9. 2002	X X X	X X X	X X X	X X X	X X X	X X X	X X X		150	39
10. 2003	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	325	559
11. 2004	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	1,675

NONE

SCHEDULE P INTERROGATORIES

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

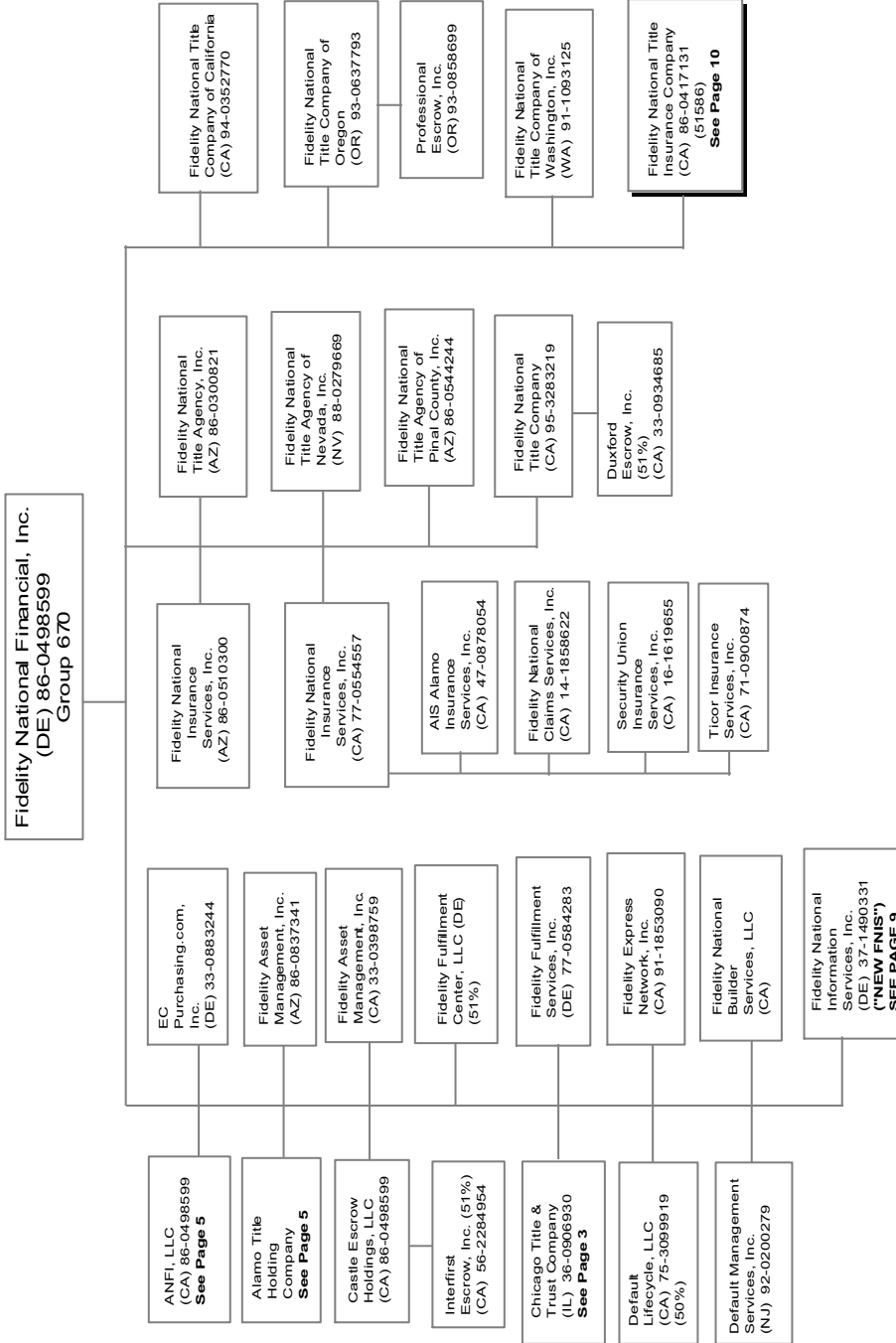
SCHEDULE T - EXHIBIT OF PREMIUMS WRITTEN
Allocated by States and Territories

States, Etc.	1 Is Insurer Licensed ? (Yes or No)	2 Premium Rate (b)	Direct Premiums Written			6 Other Income	7 Direct Premiums Earned	8 Direct Losses Paid	9 Direct Losses Incurred	10 Direct Losses Unpaid
			3 Direct Operations	Agency Operations						
				4 Non-affiliated Agencies	5 Affiliated Agencies					
1. Alabama	AL	NO						436	436	
2. Alaska	AK	NO								
3. Arizona	AZ	YES	AI			171,926				
4. Arkansas	AR	YES	R	8,490			8,410			
5. California	CA	YES	AI	832,562	543,170	3,355,464	1,375,732	(74,075)	332,713	414,583
6. Colorado	CO	YES	AI					781	(13,543)	
7. Connecticut	CT	YES	R			386,171				
8. Delaware	DE	YES	R							
9. Dist. Columbia	DC	YES	R							
10. Florida	FL	YES	R	6,962,671			6,898,591	1,439,096	2,112,604	1,871,427
11. Georgia	GA	YES	R	54,835			54,316	(996)	129,264	131,679
12. Hawaii	HI	NO								
13. Idaho	ID	NO								
14. Illinois	IL	YES	R				578			
15. Indiana	IN	YES	R	308,146			305,232	22	22	
16. Iowa	IA	NO								
17. Kansas	KS	YES	AI							
18. Kentucky	KY	YES	R	1,297			1,285			
19. Louisiana	LA	YES	R							
20. Maine	ME	YES	R					75,177	40,896	
21. Maryland	MD	YES	R	40,559			40,176	48,270	738,938	690,667
22. Massachusetts	MA	YES	R	3,570		246,879	3,537			
23. Michigan	MI	NO								
24. Minnesota	MN	YES	R							
25. Mississippi	MS	YES	R	114,243			102,538	239,188	217,096	333,534
26. Missouri	MO	YES	R							
27. Montana	MT	YES	AI							
28. Nebraska	NE	YES	AI							
29. Nevada	NV	YES	AI							
30. New Hampshire	NH	YES	R			207,725		87,116	313,068	281,007
31. New Jersey	NJ	YES	R	67,265			66,629	8,872	3,917	1,759
32. New Mexico	NM	YES	AI			66,350				
33. New York	NY	YES	AI	6,653,313			6,572,954	213,507	314,103	278,415
34. No. Carolina	NC	NO							5,144	5,144
35. No. Dakota	ND	YES	R							
36. Ohio	OH	YES	R	35,493			35,157	417,847	494,770	76,922
37. Oklahoma	OK	YES	R			4,358			5,144	5,144
38. Oregon	OR	NO								
39. Pennsylvania	PA	YES	O	99,301			98,362			
40. Rhode Island	RI	NO								
41. So. Carolina	SC	YES	R				52	20,146	21,185	1,039
42. So. Dakota	SD	NO								
43. Tennessee	TN	YES	AI	2,915,503			2,887,931	151,343	426,997	382,628
44. Texas	TX	YES	AI							
45. Utah	UT	YES	AI			184,457			357	1,029
46. Vermont	VT	YES	R							
47. Virginia	VA	NO								
48. Washington	WA	NO								
49. West Virginia	WV	NO								
50. Wisconsin	WI	YES	AI							
51. Wyoming	WY	YES	AI			31,198				
52. American Samoa	AS	NO								
53. Guam	GU	NO								
54. Puerto Rico	PR	NO								
55. U.S. Virgin Is.	VI	YES	AI							
56. Canada	CN	NO								
57. Aggregate Other Alien	OT	X X X								
58. Totals	(a) 39	X X X	832,562	17,264,686	543,170	4,654,528	18,451,480	2,626,730	5,143,111	4,474,977

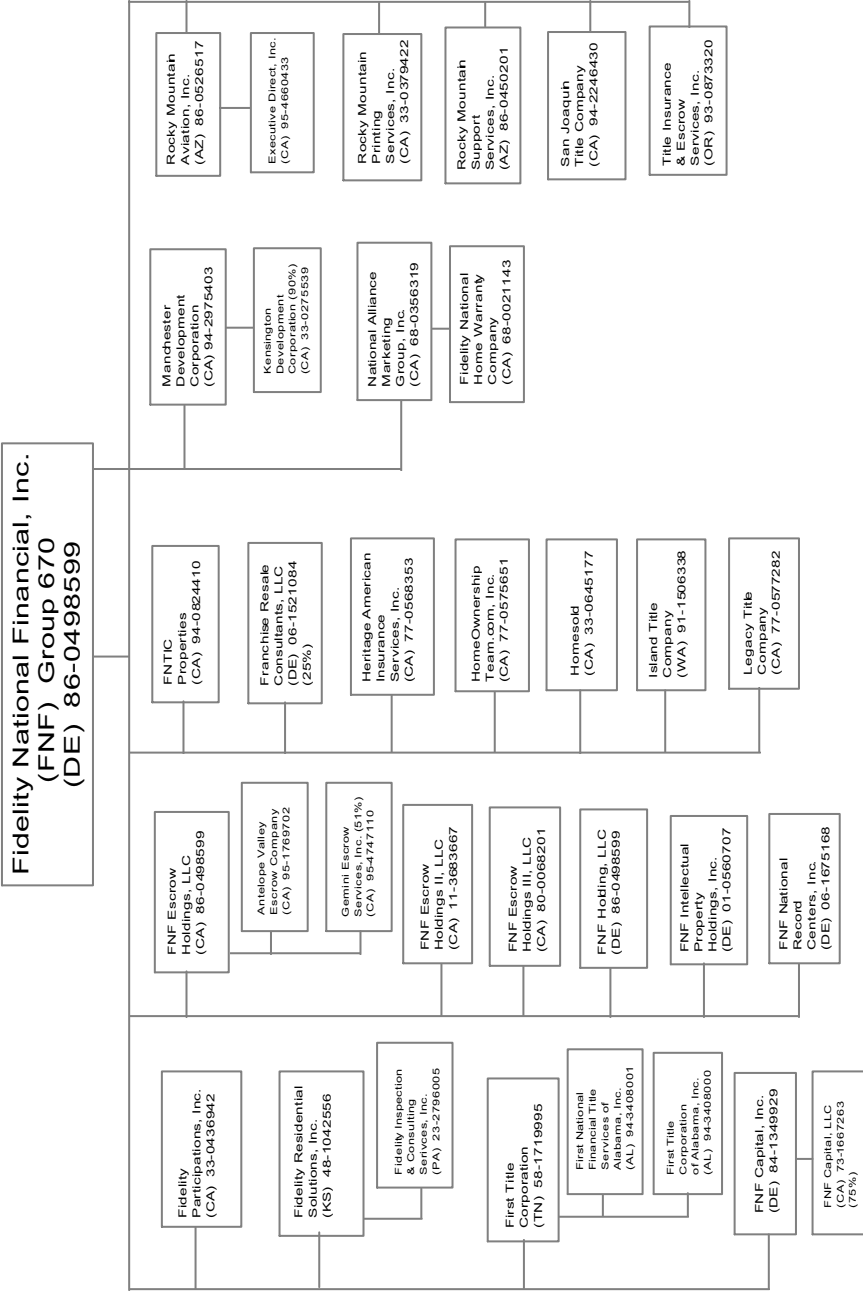
DETAILS OF WRITE-INS										
5701.		X X X								
5702.		X X X								
5703.		X X X								
5798. Summary of remaining write-ins for Line 57 from overflow page		X X X								
5799. Totals (Lines 5701 through 5703 plus 5798) (Line 57 above)		X X X								

(a) Insert the number of yes responses except for Canada and Other Alien.
 (b) Insert "AI" if gross all-inclusive rate; "R" if gross risk rate; "O" if other and indicate rate type utilized:

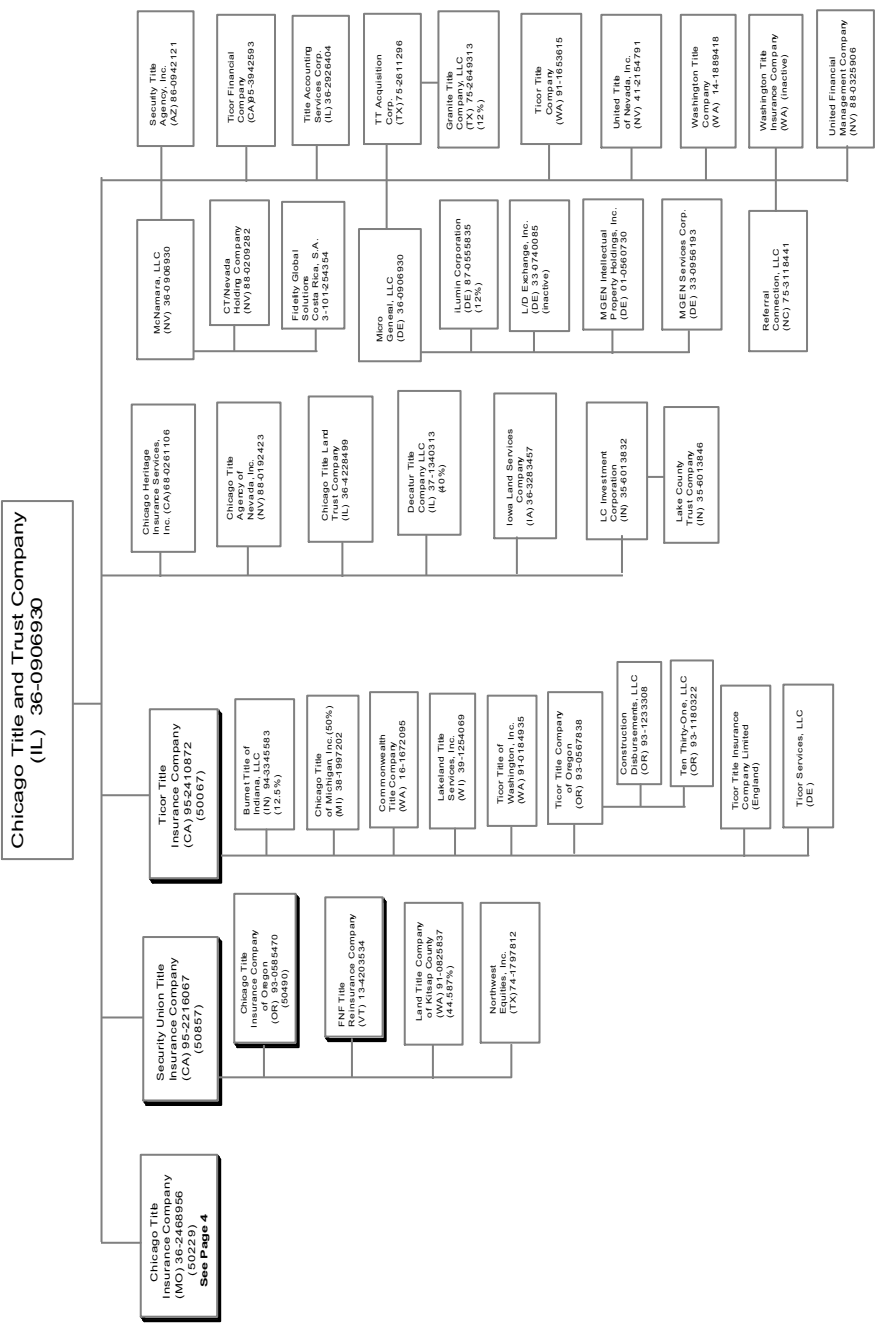
SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP
PART 1 - ORGANIZATIONAL CHART



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



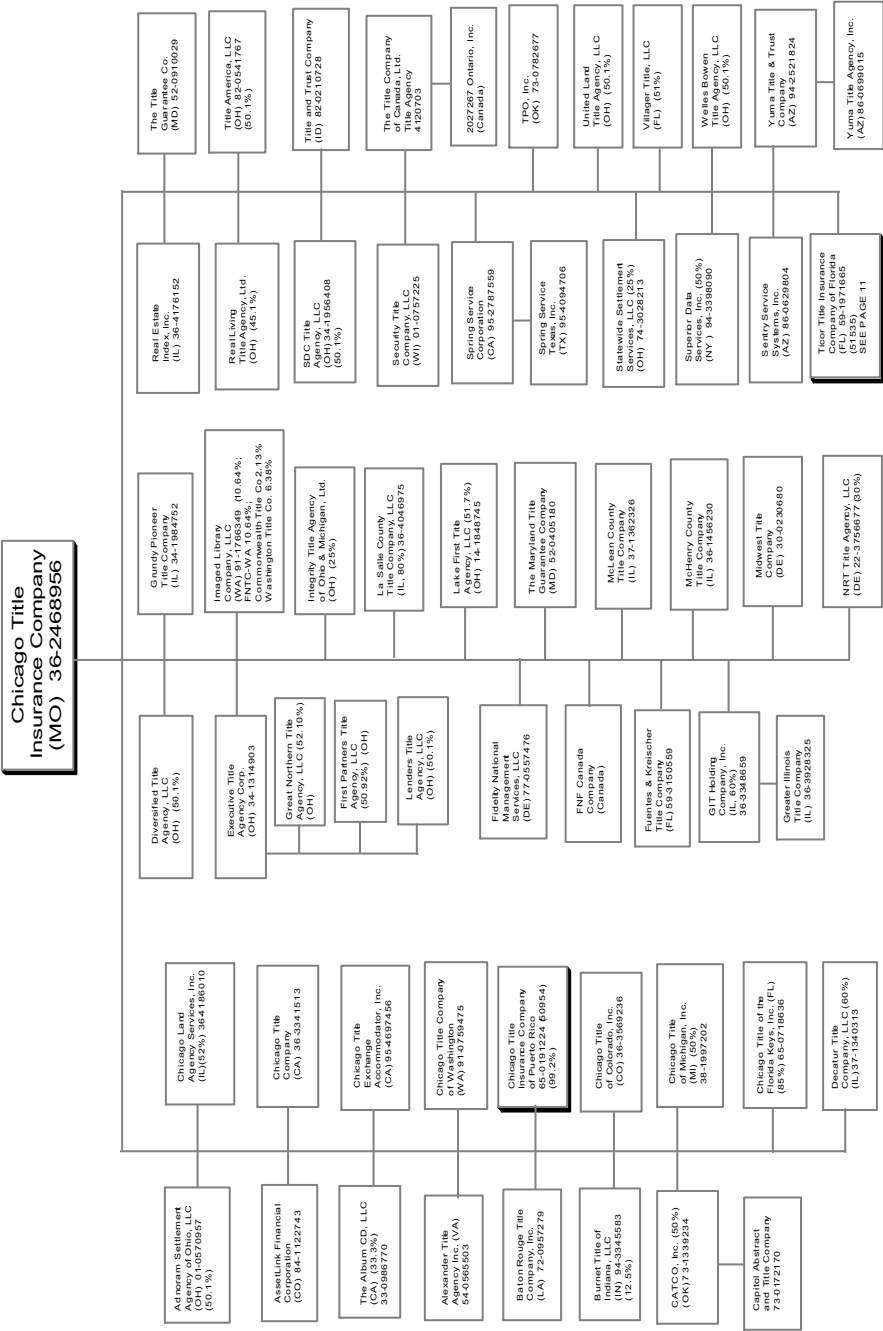
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PART 1 - ORGANIZATIONAL CHART



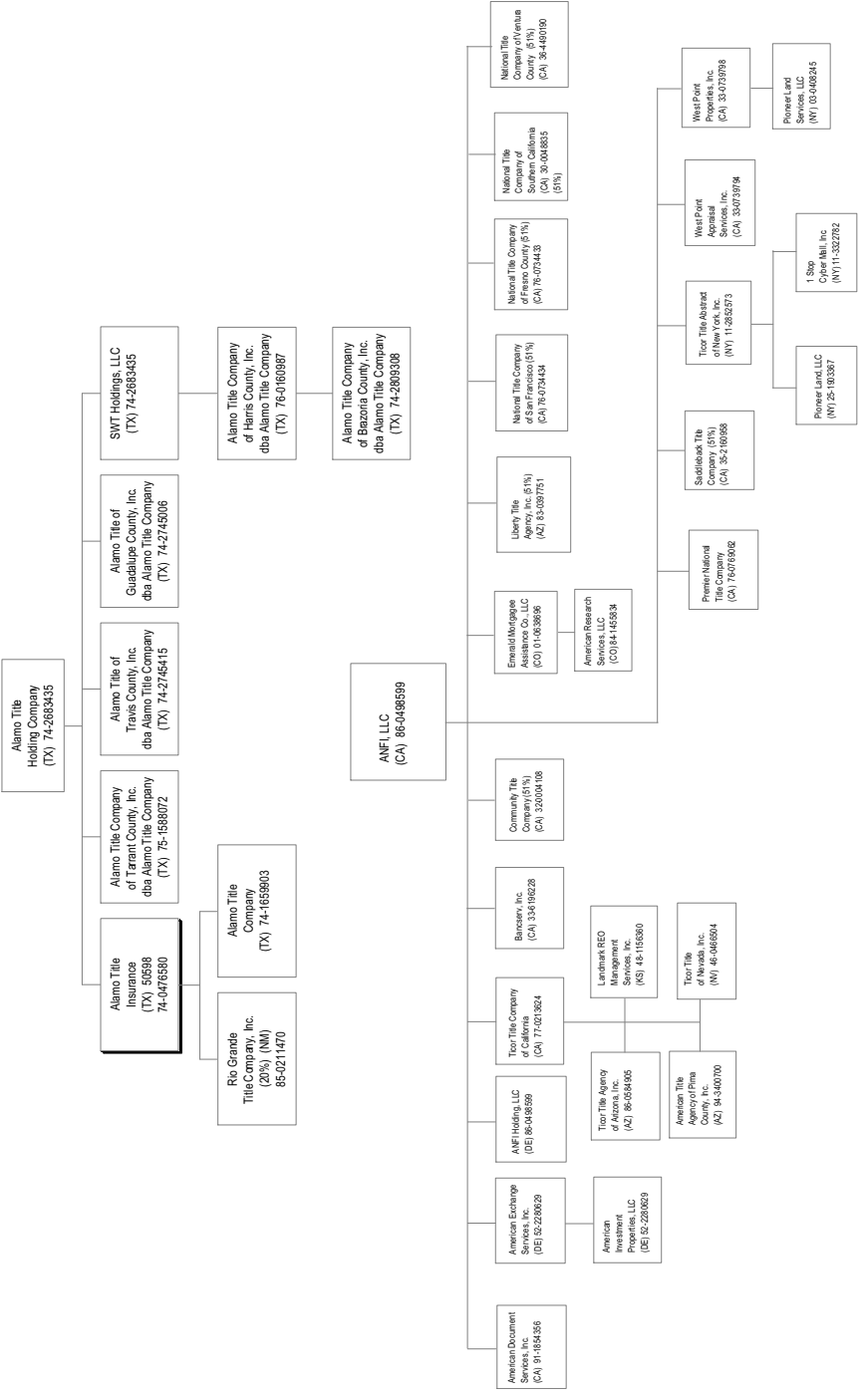
Annual Statement for the year 2004 of the National Title Insurance of New York, Inc.

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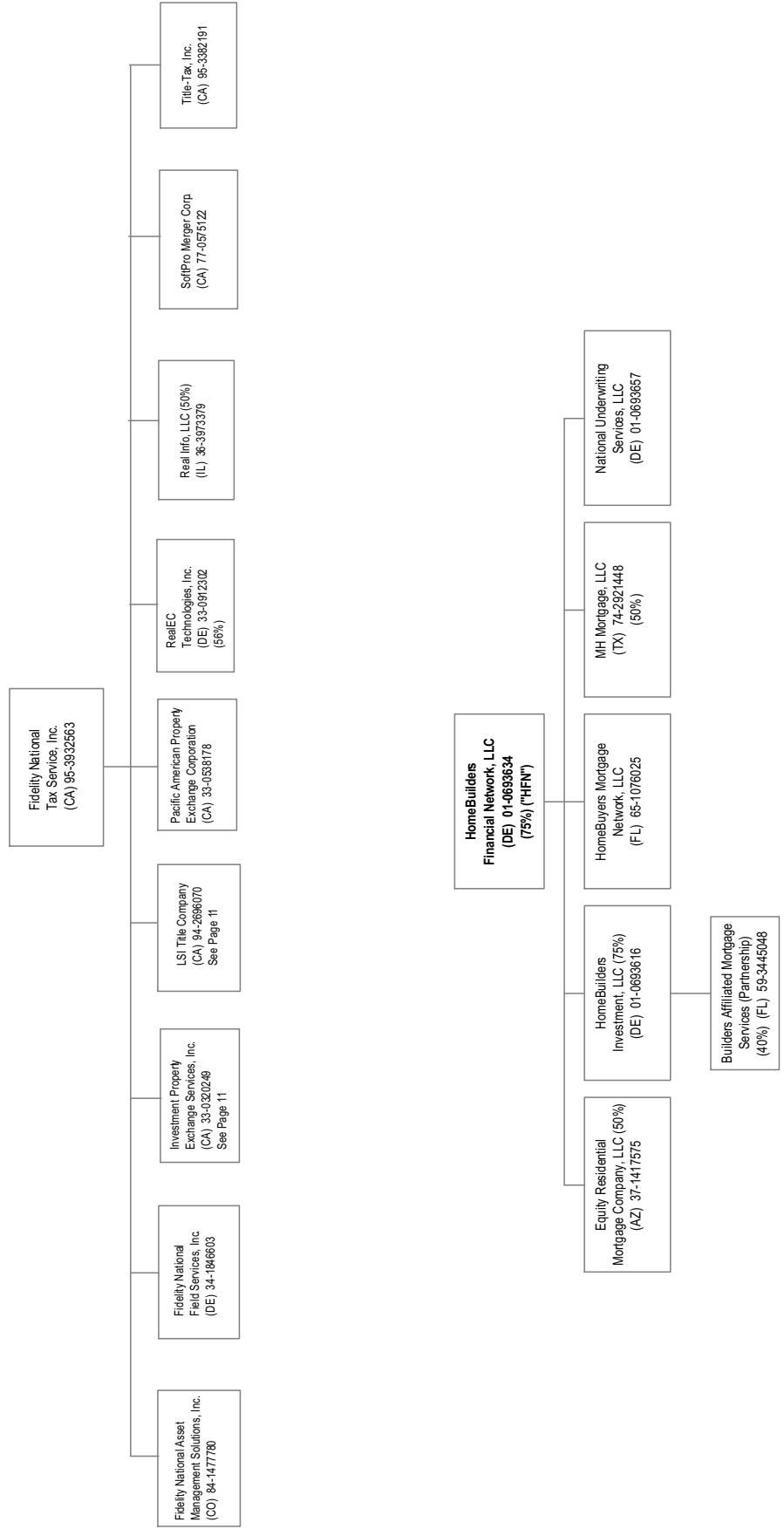
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SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP
PART 1 - ORGANIZATIONAL CHART



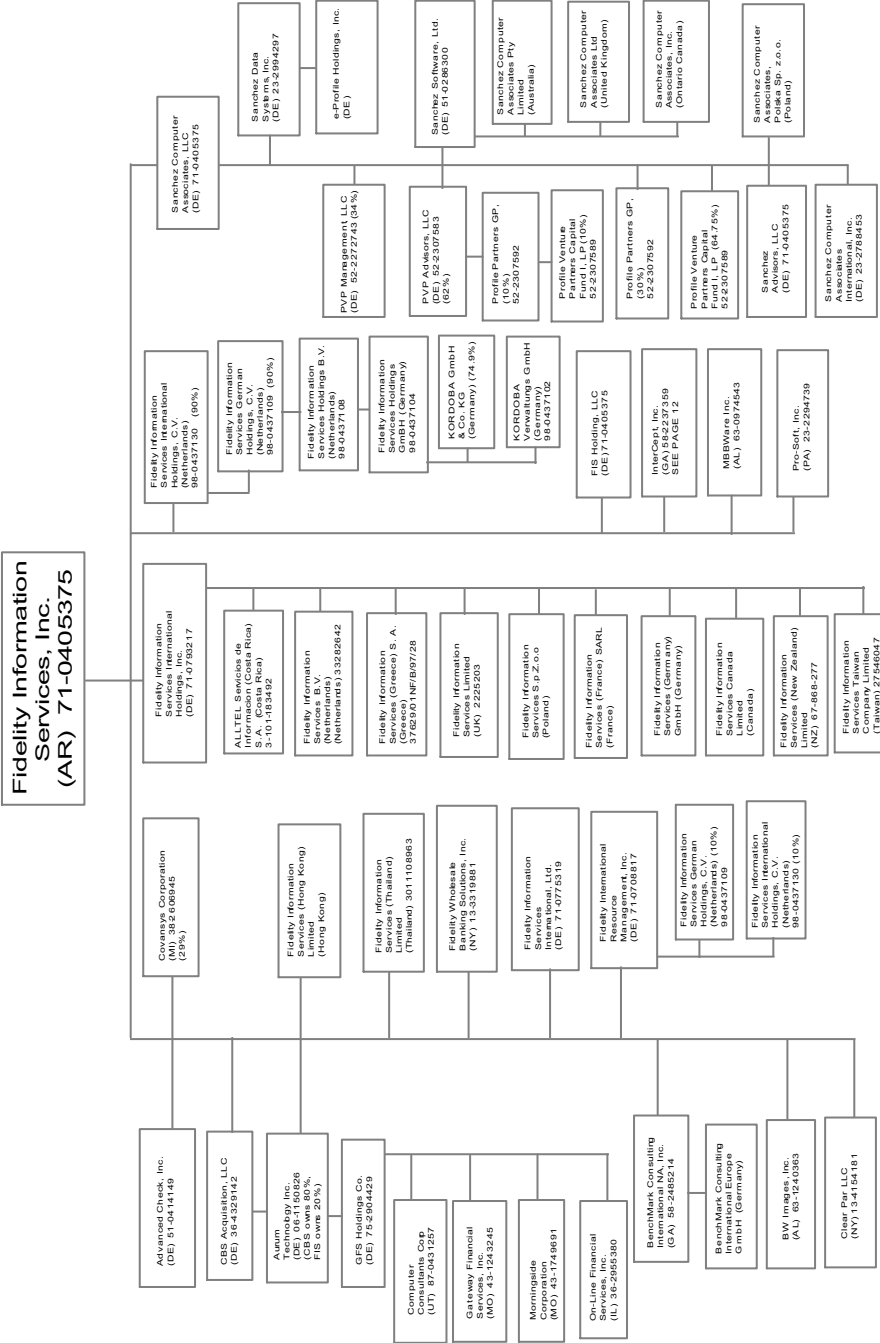
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PART 1 - ORGANIZATIONAL CHART



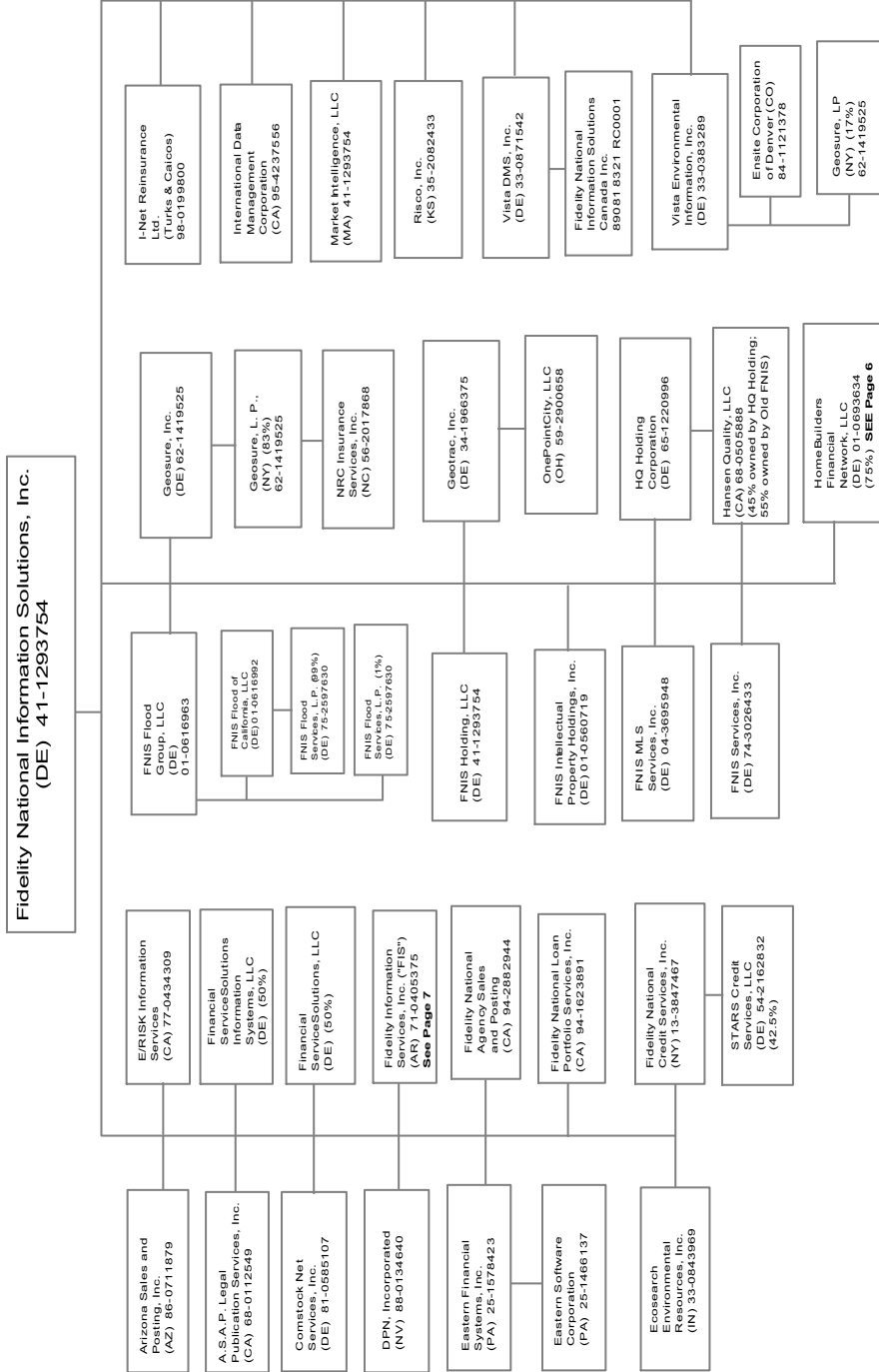
Annual Statement for the year 2004 of the National Title Insurance of New York, Inc.

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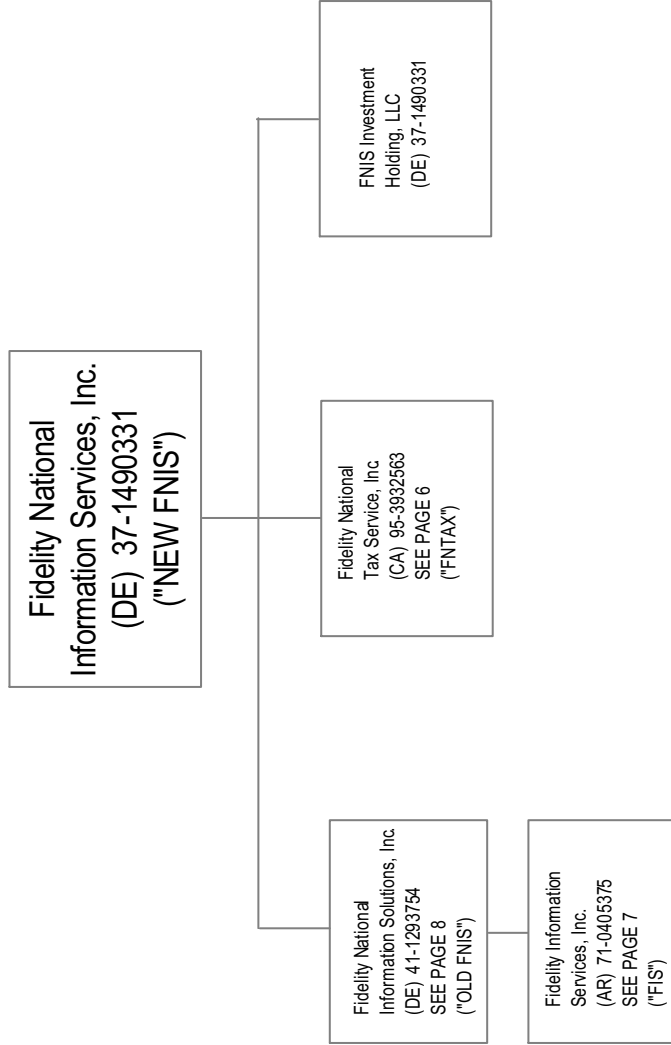
PART 1 - ORGANIZATIONAL CHART



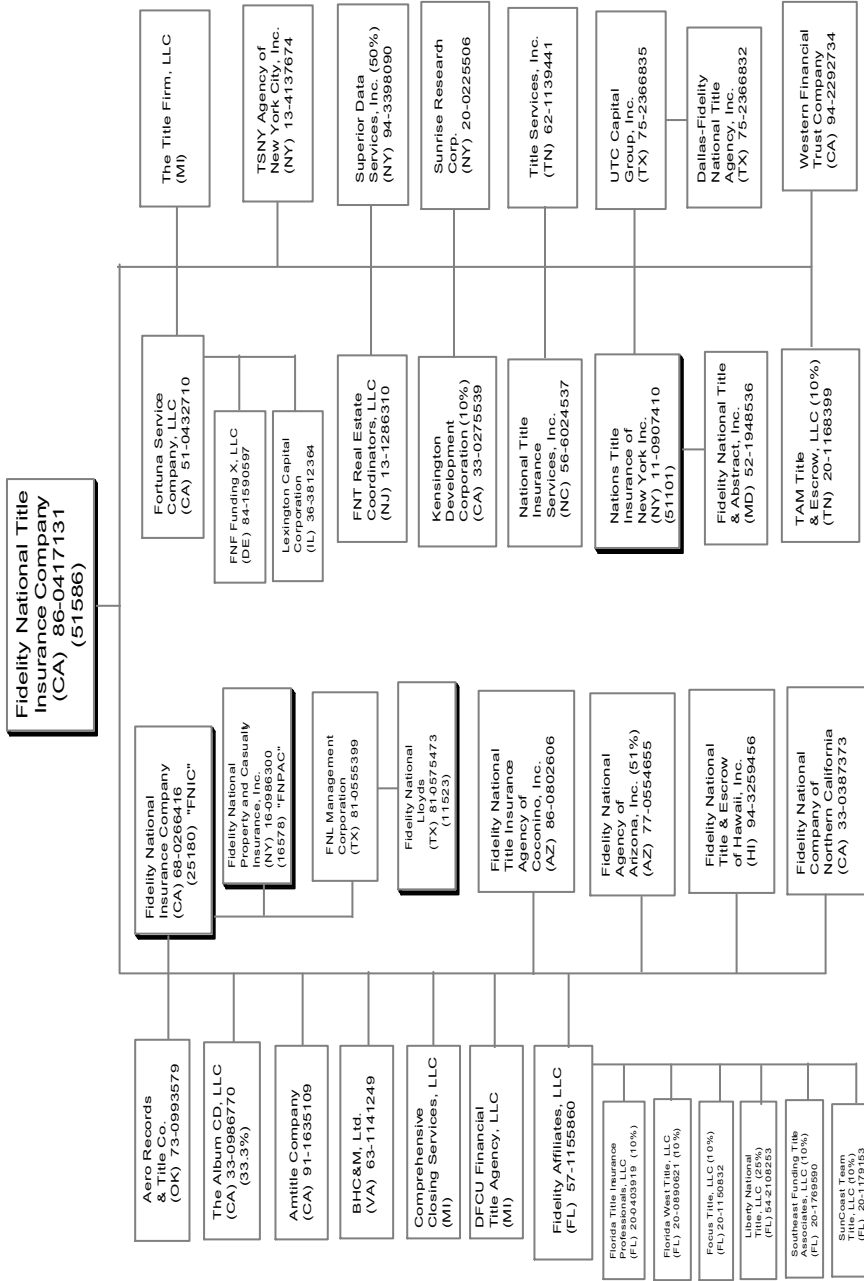
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PART 1 - ORGANIZATIONAL CHART



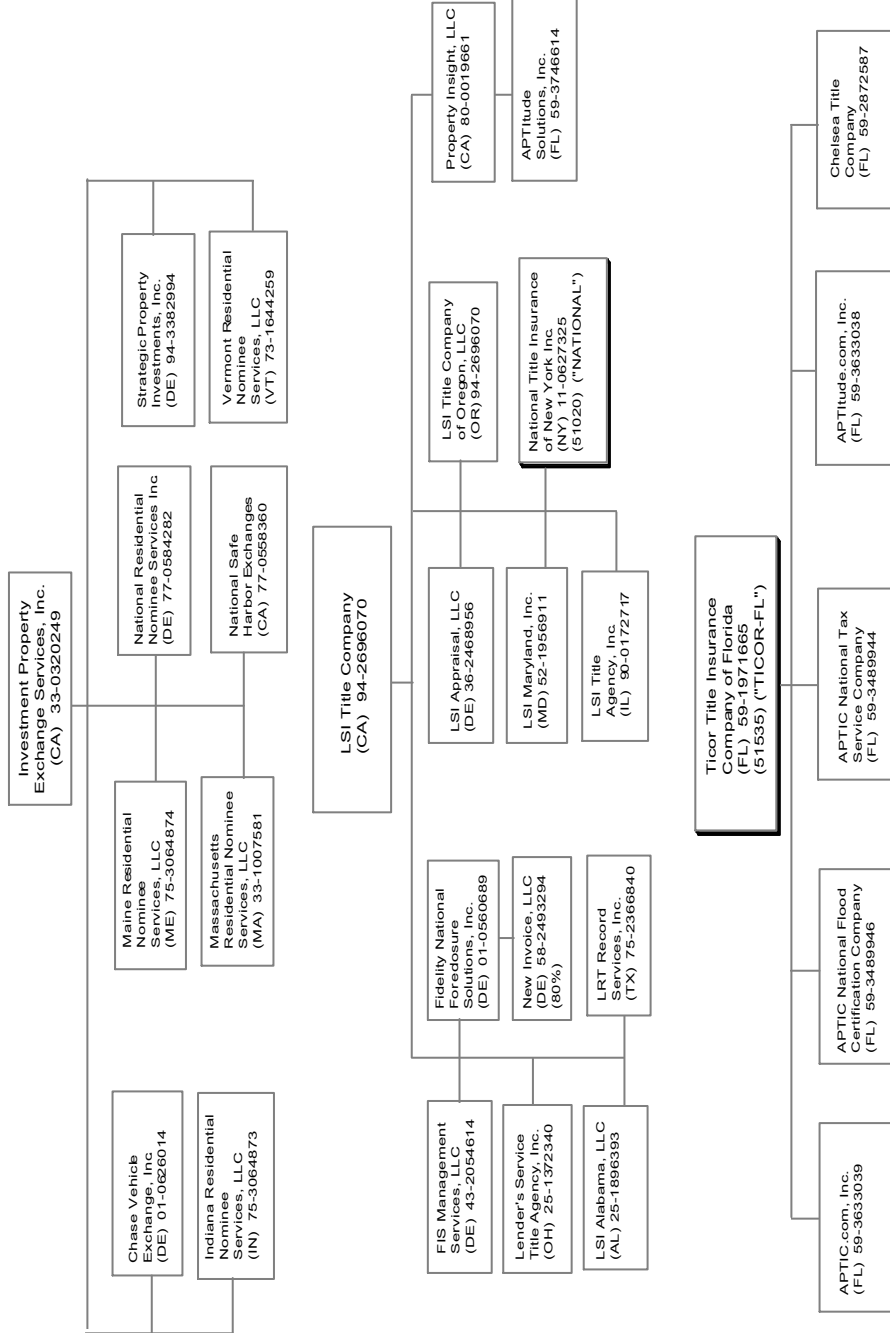
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PART 1 - ORGANIZATIONAL CHART



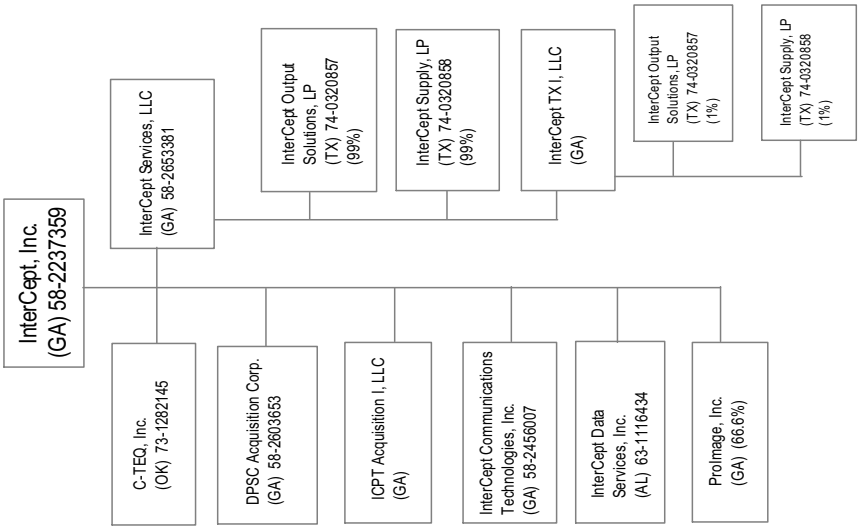
SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP
PART 1 - ORGANIZATIONAL CHART



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SCHEDULE Y (continued)
PART 2 - SUMMARY OF INSURER'S TRANSACTIONS WITH ANY AFFILIATES

1	2	3	4	5	6	7	8	9	10	11	12	13
NAIC Company Code	Federal ID Number	Names of Insurers and Parent, Subsidiaries or Affiliates	Shareholder Dividends	Capital Contributions	Purchases, Sales or Exchanges of Loans, Securities, Real Estate, Mortgage Loans or Other Investments	Income/ (Disbursements) Incurred in Connection with Guarantees or Undertakings for the Benefit of any Affiliate(s)	Management Agreements and Service Contracts	Income/ (Disbursements) Incurred Under Reinsurance Agreements	*	Any Other Material Activity Not in the Ordinary Course of the Insurer's Business	Totals	Reinsurance Recoverable/ (Payable) on Losses and/or Reserve Credit Taken/ (Liability)
51586	86-0447131	Fidelity National Title Insurance Company	(66,456,001)	(5,000,000)	(1,523,238)		(209,345,618)			(4,045,813)	(285,370,670)	
51071	13-1286310	Fidelity National Title Insurance Company of New York	(12,600,000)				(74,493,717)				(87,093,717)	
51101	11-0907410	Nations Title Insurance of New York Inc	(7,500,000)				24,884				24,884	
50588	74-0476680	Alamo Title Insurance					(6,518,744)			(1,583,144)	(15,601,888)	
51020	11-0627325	National Title Insurance of New York Inc					(748,099)				(748,099)	
00000	36-0960890	Chicago Title & Trust Company	(7,664,752)	(23,143,195)	312,834,683		(51,463,755)			7,538,972	238,101,953	
50067	95-2410872	Ticor Title Insurance Company	(18,608,525)				(66,466,814)			(5,861,620)	(82,937,159)	
50229	36-2468956	Chicago Title Insurance Company	(162,324,316)	(114,333,793)	33,955,977		(489,953,900)			(15,750,297)	(748,406,359)	
50490	93-0585470	Chicago Title Insurance Company of Oregon	(7,000,000)				(13,283,537)				(20,283,537)	
50857	95-2216067	Security Union Title Insurance Company	5,378,128		(534,239)		(32,964,826)			(2,579,184)	(30,700,121)	
51535	59-1971665	Ticor Title Insurance Co of Florida			(1,783,929)		(9,704,448)	15,650,684			(11,488,377)	(14,381,000)
25180	68-0266416	Fidelity National Insurance Company		5,000,000			(20,678,354)	(15,650,684)			(18,788,440)	9,234,000
16578	16-0986300	Fidelity National Property and Casualty Ins					(6,311,550)	(5,173,794)			(7,301,093)	5,147,000
11523	81-0575473	Fidelity National Lloyds					(2,127,299)				(23,130,780)	
00000	77-0564557	Fidelity National Insurance Services									(70,000,000)	
00000	36-3341513	Chicago Title Company									13,443,842	
00000	36-2468956	LSI Appraisal LLC			1,783,929						13,443,842	
00000	80-0019661	Property Insight LLC									1,783,929	
00000	95-3382191	Title Tax									(11,536,483)	
00000	72-0957279	LSI Title Company (CTC Alameda)			7,941,600						(1,500,000)	
00000	34-1314603	Executive Title Agency									(1,600,000)	
00000	37-1362326	McLean Title									(2,500,000)	
00000	34-1317302	Northwest Title Agency of Michigan		114,333,793							(1,600,000)	
00000	91-0759475	Chicago Title of Washington									(2,500,000)	
00000	77-0557476	Fidelity National Management Services LLC									(1,600,000)	
00000	91-0184935	Ticor Title Co of Washington (Commonwealth Title)	(3,000,000)								603,379,451	
00000	93-0867838	Ticor Title Co of Oregon (Key Title)	(2,500,000)								(3,000,000)	
00000	68-0021143	Fidelity National Home Warranty Co	(7,200,000)								(2,500,000)	
00000	33-0388759	Fidelity Asset Management Inc									(1,600,000)	
00000	13-4137674	TSNY Agency									603,379,451	
00000	94-3259456	Fidelity National Title & Escrow of Hawaii	(4,000,000)								(3,000,000)	
00000	41-1293754	Fidelity National Information Solutions (560)	(3,500,000)	39,126,210							(3,500,000)	
00000	95-3932563	Fidelity National Tax Services	(3,763,402)	19,379,793	(312,834,683)						(277,471,875)	
00000	41-1293754	AES		(9,680,440)							17,890,124	
00000	66-0460201	Rocky Mountain Support Services									(4,000,000)	
00000	77-0213624	Ticor Title Co of California	(57,000,000)								(3,500,000)	
00000	86-0498559	Fidelity National Financial Inc	445,475,351	(39,126,210)	(39,840,100)					22,281,286	(57,000,000)	
9999999	Control Totals								X X X		579,733,995	

SUPPLEMENTAL EXHIBITS AND SCHEDULES INTERROGATORIES

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

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

Explanation:

Not Applicable

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Bar code:



51020200442000000

NONE	Schedule A - Part 1
NONE	Schedule A - Part 2
NONE	Schedule A - Part 3
NONE	Schedule B - Part 1
NONE	Schedule B - Part 2
NONE	Schedule BA - Part 1
NONE	Schedule BA - Part 2

SCHEDULE D - PART 1

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

1	2	3 Codes					7	8 Fair Value		10	11	12 Change in Book/Adjusted Carrying Value					18 Interest			20	21	22	
		4	5	6	7	8		9	13			14	15	16	17	19	19	20	21				22
CUSIP Identification	Description	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
									Rate Used To Obtain Fair Value	Fair Value	Par Value	Book/Adjusted Carrying Value	Unrealized Valuation Increase/Decrease	Current Year's (Amortization)/Accretion	Current Year's Other Than Temporary Impairment Recognized	Total Foreign Exchange Change in B./A.C.V.	Rate of	Effective Rate of	How Paid	Admitted Amount Due & Accrued	Gross Amt. Rec. During Year	Acquired	Maturity
313444-GK-4	FHLMC 5.5% 7/15/06					1		540,820	103.50	517,500	500,000	523,039	(14,516)	(14,516)		5.90	2,448	JJ	12,681	27,500	10/09/2003	07/15/2006	
3128X3-K8-5	FHLMC NOTE 4.125% 11/18/09					1		299,344	100.47	301,407	300,000	299,358	14	14		4.25	4,217	MM	1,478	30,000	11/18/2004	11/18/2009	
31359M-GM-9	FNMA 6% 12/15/05					1		542,051	102.81	514,065	500,000	518,633	(19,112)	(19,112)		6.00	2,063	JD	3,333	30,000	10/09/2003	12/15/2005	
31359M-FL-2	FNMA 7.125% 3/15/07					1		562,545	108.03	540,155	500,000	545,886	(14,348)	(14,348)		7.95	2,826	MS	10,490	27,075	08/01/2004	03/15/2007	
912827-4F-6	U.S. TREASURY 5.625% 05/15/08					1		319,060	107.26	321,774	300,000	316,619	(4,411)	(4,411)		5.825	3,685	MM	2,191	14,088	12/01/2004	05/15/2008	
912827-3E-0	U.S. TREASURY 6.125% 8/15/07					1		258,400	107.32	246,836	230,000	250,528	(7,470)	(7,470)		6.125	2,600	FA	5,321	18,750	12/12/2003	08/15/2007	
912827-2J-0	U.S. TREASURY 6.25% 2/15/07					1		975,516	106.44	957,942	900,000	960,789	(14,727)	(14,727)		6.250	2,967	FA	21,247	18,750	08/31/2004	02/15/2007	
912827-5N-8	UNITED STATES TREAS NT 08/15/09					1		327,738	110.29	330,887	300,000	324,615	(3,123)	(3,123)		6.000	4,077	FA	6,799	9,000	05/07/2004	08/15/2009	
0199989	Subtotal - Issuer Obligations							3,825,474	X X X	3,730,546	3,530,000	3,741,467	(73,723)	(73,723)		X X X	X X X	X X X	61,540	126,413	X X X	X X X	
0399989	Subtotals - U.S. Governments							3,825,474	X X X	3,730,546	3,530,000	3,741,467	(73,723)	(73,723)		X X X	X X X	X X X	61,540	126,413	X X X	X X X	
069231-HS-2	BALTIMORE MD REV 5.5% 07/01/08					1FE		340,500	110.14	330,405	300,000	332,007	(8,493)	(8,493)		5.900	2,323	JJ	8,250	8,250	01/09/2004	07/01/2008	
199491-AN-1	COLUMBIA OHIO 6% 06/15/07					1FE		140,215	106.45	133,068	125,000	136,036	(4,179)	(4,179)		6.000	2,296	JD	333	7,500	01/13/2004	06/15/2007	
262833-JM-3	DJ PUMBE ONY ILL GO 5% 01/01/2010					1FE		336,906	109.45	328,335	300,000	331,261	(5,645)	(5,645)		5.000	2,774	JJ	7,500	7,500	01/08/2004	01/01/2010	
392843-MK-5	GRN BAY WIS PUB SCH 5.625% 4/01/13					1FE		456,252	113.78	455,104	400,000	455,269	(983)	(983)		5.625	3,703	AO	5,625	5,625	10/29/2004	04/01/2013	
414004-YW-5	HARRIS CNTY TX 5% 08/15/21					1FE		375,792	108.46	379,610	350,000	373,386	(2,406)	(2,406)		5.000	3,464	FA	6,611	4,229	06/24/2004	08/15/2021	
432342-BU-6	HILLSBORO ONY FL WASTE 5% 09/01/06					1FE		530,235	104.73	523,640	500,000	525,735	(4,500)	(4,500)		5.000	1,859	MS	7,431	327	08/27/2004	09/01/2006	
649842-BN-0	NEW YORK ST ENERGY VAR RT					1FE		600,000	100.00	600,000	600,000	600,000				1.450	1,460	MON	615	6,500	12/17/2004	12/01/2006	
849089-DX-0	SPOKANE WASH REGI SOLID WASTE REF					1FE		233,078	112.99	225,970	200,000	226,936	(6,142)	(6,142)		6.500	2,930	JJ	6,500	6,500	01/08/2004	01/01/2009	
1199989	Subtotal - Issuer Obligations							3,012,978	X X X	2,976,132	2,775,000	2,980,630	(32,348)	(32,348)		X X X	X X X	X X X	42,885	34,306	X X X	X X X	
1799989	Subtotals - States, Territories and Possessions (Direct and Guaranteed)							3,012,978	X X X	2,976,132	2,775,000	2,980,630	(32,348)	(32,348)		X X X	X X X	X X X	42,885	34,306	X X X	X X X	
026860-JW-1	AMER HONDA FIN CORP 4.5% 05/26/09					1		330,550	101.73	325,546	320,000	329,988	(582)	(582)		4.900	3,761	MM	1,440	7,200	09/20/2004	05/26/2009	
026351-AQ-9	AMERICAN GENERAL CORP 7.75% 4/1/05					1FE		328,695	101.17	303,522	300,000	302,335	(9,026)	(9,026)		7.750	4,654	AO	5,813	23,250	12/10/2001	04/01/2005	
06606H-D8-7	BANKBOSTON SUB 6.375% 4/15/08					1FE		287,200	108.01	270,025	250,000	275,595	(7,284)	(7,284)		6.975	3,103	AO	3,365	15,938	05/22/2003	04/15/2008	
111021-AD-3	BRITISH TELECOMM 6.375% 12/15/10					1FE		344,187	120.09	330,237	275,000	331,295	(8,094)	(8,094)		8.975	4,476	JD	1,024	23,031	05/20/2003	12/15/2010	
251629-AE-0	DEUTSCHE BK 7.5% 04/25/09					1FE		248,073	113.56	244,163	215,000	246,218	(1,855)	(1,855)		7.900	3,857	AO	2,956	8,063	09/20/2004	04/25/2009	
25243E-AA-1	DIAGEO CAP PLC MTN 7.25% 11/1/09					1FE		308,275	102.38	255,938	250,000	294,832	(6,442)	(6,442)		5.000	3,241	MM	3,021	18,125	05/22/2003	11/01/2009	
36962G-E7-5	GENERAL ELEC CAP CO 4.25% 12/01/10					1FE		51,468	99.95	49,973	50,000	51,309	(159)	(159)		4.250	3,788	JD	63	1,225	03/08/2004	12/01/2010	
41011W-AL-4	HANCOCK JOHN 5.625% 6/27/06					1FE		106,752	103.06	103,064	100,000	103,961	(2,580)	(2,580)		5.625	2,895	JD	63	5,625	12/04/2003	06/27/2006	
428236-AE-3	HEWLETT PACKARD CO 5.75% 12/15/06					1FE		214,982	104.11	208,228	200,000	209,800	(4,784)	(4,784)		5.750	3,172	JD	511	11,500	12/02/2003	12/15/2006	
404280-AA-7	HSPC HDGS PLC 7.5% 7/15/09					1FE		306,898	114.04	285,095	250,000	293,118	(6,651)	(6,651)		7.500	3,389	JJ	8,646	18,750	05/22/2003	07/15/2009	
637432-CF-0	NATIONAL RURAL UTILS 5.75% 11/1/08					1FE		283,508	105.75	264,375	250,000	274,177	(5,857)	(5,857)		5.750	3,081	MM	2,396	14,375	05/22/2003	11/01/2008	
694032-AV-9	PACIFIC BELL 5.875% 2/15/06					1FE		205,528	102.79	205,578	200,000	201,880	(1,588)	(1,588)		5.875	5,067	FA	4,439	11,750	08/15/2002	02/15/2006	
918204-AL-2	V F CORP 8.1% 10/01/05					1FE		320,097	103.47	310,407	300,000	311,738	(8,359)	(8,359)		8.100	2,817	AO	6,075	12,150	06/15/2004	10/01/2005	
3999989	Subtotal - Issuer Obligations							3,336,193	X X X	3,156,151	2,960,000	3,226,246	(67,281)	(67,281)		X X X	X X X	X X X	39,926	171,882	X X X	X X X	
4599989	Subtotals - Industrial and Miscellaneous (Unaffiliated)							3,336,193	X X X	3,156,151	2,960,000	3,226,246	(67,281)	(67,281)		X X X	X X X	X X X	39,926	171,882	X X X	X X X	

SCHEDULE D - PART 1

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

1 CUSIP Identifi- fication	2 Description	3 Codes		4 F o r e i g n * n	5 Bond CHAR	6 NMIC Desig- nation	7 Actual Cost	8 Fair Value		9 Rate Used To Obtain Fair Value	10 Par Value	11 Book/ Adjusted Carrying Value	12-15 Change in Book/Adjusted Carrying Value				16-19 Interest				20-22 Dates										
		12 Unrealized Valuation Increase/ (Decrease)	13 Current Year's (Amort- ization)/ Accretion					14 Current Year's Other Temporary Impairment Recognized	15 Total Foreign Exchange Change in B./A.C.V.				16 Rate of	17 Effective Rate of	18 How Paid	19 Admitted Amount Due & Accrued	20 Gross Amt. Rec. During Year	21 Acquired	22 Maturity												
5499999	Total Bonds - Issuer Obligations						10,174,645	9,892,229	9,892,229	XXX	9,265,000	9,948,343	(175,332)			XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX
6099999	Total Bonds						10,174,645	9,892,229	9,892,229	XXX	9,265,000	9,948,343	(175,332)			XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX

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

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

SCHEDULE D - PART 3
Showing all Long-Term Bonds and Stocks ACQUIRED During Current Year

1 CUSIP Identification	2 Description	3 Foreign	4 Date Acquired	5 Name of Vendor	6 Number of Shares of Stock	7 Actual Cost	8 Par Value	9 Paid for Accrued Interest and Dividends
3128X3-K8-5	FHLMC NOTE 4.125% 11/18/09		11/18/2004	RBC Dominion Securities		299,344	300,000.00	34
31359M-FL-2	FNMA 7.125% 3/15/07		08/01/2004	INTERCOMPANY TRANSFER		286,033	240,000.00	6,460
912827-4F-6	U.S. TREASURY 5.625% 05/15/08		12/01/2004	MERRILL LYNCH		319,060	300,000.00	746
912827-2J-0	U.S. TREASURY 6.25% 2/15/07		08/31/2004	VARIOUS		975,516	900,000.00	9,623
912827-9N-8	UNITED STATES TREAS NT 08/15/09		05/07/2004	MERRILL LYNCH		327,738	300,000.00	4,203
03999999	Subtotal - Bonds - U.S. Governments				X X X	2,187,691	2,040,000.00	21,066
059231-HS-2	BALTIMORE MD REV 5.5% 07/01/08		01/09/2004	MERRILL LYNCH		340,500	300,000.00	596
199491-AN-1	COLUMBUS OHIO 6% 06/15/07		01/13/2004	RAYMOND JAMES & ASSOC		140,215	125,000.00	646
262633-MK-3	DU PAGE CNTY ILL GO 5% 01/01/2010		01/08/2004	RAYMOND JAMES & ASSOC		336,906	300,000.00	500
392643-MK-3	GRN BAY WIS PUB SCH 5.625% 4/01/13		10/29/2004	STEPHENS		456,252	400,000.00	1,750
414004-YM-5	HARRIS CNTY TX 5% 08/15/21		06/24/2004	BANCO DE POPULAR		375,792	350,000.00	1,993
432342-BU-6	HILLSBGH CNTY FL WASTE 5% 09/01/06		08/27/2004	RAYMOND JAMES & ASSOC		530,235	500,000.00	70
649842-BN-0	NEW YORK ST ENERGY VAR RT		12/17/2004	AG EDWARDS		600,000	600,000.00	433
849089-DK-0	SPOKANE WASH REGI. SOLID WASTE REF		01/08/2004	Undefined		233,078	200,000.00	
17999999	Subtotal - Bonds - States, Territories and Possessions				X X X	3,012,978	2,775,000.00	5,988
02666Q-UW-1	AMER HONDA FIN CORP 4.5% 05/26/09		09/20/2004	Ubs Weirburg		330,350	320,000.00	4,720
251529-AF-0	DEUTSCHE BK 7.5% 04/25/09		09/20/2004	DEUTSCH		248,073	215,000.00	6,629
36962G-E7-5	GENERAL ELEC CAP CO 4.25% 12/01/10		03/08/2004	MORGAN STANLEY		51,468	50,000.00	590
918204-AL-2	V F CORP 8.1% 10/01/05		06/15/2004	BEAR STEARNS		320,097	300,000.00	5,198
45999999	Subtotal - Bonds - Industrial and Miscellaneous (Unaffiliated)				X X X	950,188	885,000.00	17,137
60999997	Subtotal - Bonds - Part 3				X X X	6,150,857	5,700,000.00	44,191
60999998	Summary Item from Part 5 for Bonds				X X X	3,549,523	3,500,000.00	15,194
60999999	Total - Bonds				X X X	9,700,380	9,200,000.00	59,395
	Totals					9,800,645	X X X	59,395

SCHEDULE D - PART 4

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

1	2	3	4	5	6	7	8	9	10	Change in Book/Adjusted Carrying Value					16	17	18	19	20	21
										11	12	13	14	15						
CUSIP Identification	Description	Forfeiture	Disposal Date	Name of Purchaser	Number of Shares of Stock	Consideration	Par Value	Actual Cost	Prior Year Book/Adjusted Carrying Value	Unrealized Valuation Increase/(Decrease)	Current Year (Amortization)/Accretion	Current Year's Other Than Temporary Impairment Recognized	Total Change in B./A.C.V. (11+12-13)	Total Foreign Exchange Change in B./A.C.V.	Book/Adjusted Carrying Value at Disposal Date	Foreign Exchange Gain (Less) on Disposal	Realized Gain (Less) on Disposal	Total Gain (Loss) on Disposal	Bond Interest/Stock Dividends Received During Year	Maturity Date
3133MC-RV-9	FHLB 5.375% 1/5/2004		01/05/2004	MATURITY		740,000	740,000.00	774,427	740,283		(283)		(283)		740,000				19,888	01/05/2004
3128X1-67-8	FHLMC 3% 11/25/08		11/18/2004	RBC Dominion Securities		300,000	300,000.00	299,040	299,088		159		159		299,217		783	783	8,850	11/25/2008
31359M-KW-2	FNMA 3.5% 9/15/04		09/15/2004	MATURITY		230,000	230,000.00	236,325	232,332		(2,332)		(2,332)		230,000				8,050	09/15/2004
31359M-FL-2	FNMA 7.125% 3/15/07		08/01/2004	INTERCOMPANY TRANSFER		266,033	240,000.00	273,703	271,570		(5,537)		(5,537)		266,033				15,010	03/15/2007
912827-P8-9	U.S. TREASURY 7.25% 05/15/04		05/15/2004	MATURITY		1,200,000	1,200,000.00	1,283,858	1,219,725		(19,725)		(19,725)		1,200,000				43,500	05/15/2004
912827-Q8-8	U.S. TREASURY 7.25% 8/15/04		08/15/2004	MATURITY		540,000	540,000.00	592,937	555,931		(15,931)		(15,931)		540,000				39,150	08/15/2004
039989	Subtotal - Bonds - U.S. Governments				X X X	3,276,033	3,250,000.00	3,460,290	3,318,899		(43,649)		(43,649)		3,275,250		783	783	134,448	X X X
485424-IV-8	KANSAS ST DEPT TRANS HWY VAR RT		01/16/2004	AG EDWARDS		200,000	200,000.00	200,000	200,000						200,000				117	09/01/2015
179989	Subtotal - Bonds - States, Territories and Possessions				X X X	200,000	200,000.00	200,000	200,000						200,000				117	X X X
101547-PE-1	BOULDER VALLEY CO SD 6.1% 12/07/09		12/01/2004	CALLED @ 101.0000000		25,250	25,000.00	27,503	25,606		(356)		(356)		25,250				2,288	12/01/2009
249989	Subtotal - Bonds - Political Subdivisions of States, Territories and Possessions				X X X	25,250	25,000.00	27,503	25,606		(356)		(356)		25,250				2,288	X X X
462794-FF-0	IRON CNTY UTAH SD 4.2% 1/15/2004		01/15/2004	MATURITY		110,000	110,000.00	110,000	110,000						110,000				2,310	01/15/2004
319989	Subtotal - Bonds - Special Revenue and Special Assessment and all Non-Guaranteed Obligations				X X X	110,000	110,000.00	110,000	110,000						110,000				2,310	X X X
013817-AA-9	ALCOA INC 7.25% 8/1/05		08/16/2004	CALLED @ 105.3540000		280,242	286,000.00	287,562	286,534		(20,534)		(20,534)		286,000		14,242	14,242	16,874	08/01/2005
14149Y-AD-0	CARDINAL HEALTH INC 6.25% 7/15/08		09/20/2004	MORGAN STANLEY		265,138	250,000.00	275,163	274,785		(364)		(364)		271,141		(6,004)	(6,004)	18,576	07/15/2008
29444G-AF-4	EQUITABLE COS INC 9% 12/15/04		12/15/2004	MATURITY		500,000	500,000.00	554,005	530,628		(30,628)		(30,628)		500,000				45,000	12/15/2004
3692G-WC-4	GENERAL ELEC CAP COR 5.35% 3/30/06		03/08/2004	MORGAN STANLEY		53,497	50,000.00	55,052	52,953		(239)		(239)		52,714		783	783	1,196	03/30/2006
459989	Subtotal - Bonds - Industrial and Miscellaneous (Unaffiliated)				X X X	1,086,877	1,066,000.00	1,169,782	1,144,900		(55,044)		(55,044)		1,089,855		9,021	9,021	81,646	X X X
609987	Subtotal - Bonds - Part 4				X X X	4,710,160	4,651,000.00	4,967,575	4,799,405		(99,049)		(99,049)		4,700,355		9,804	9,804	220,609	X X X
609988	Summary Item from Part 5 for Bonds				X X X	3,546,258	3,900,000.00	3,549,523	X X X		(2,901)		(2,901)		3,546,623		(364)	(364)	28,159	X X X
609989	Total - Bonds				X X X	8,256,418	8,151,000.00	8,517,098	4,799,405		(101,950)		(101,950)		8,246,978		9,440	9,440	248,968	X X X
09248L-B4-1	BLACKROCK MUNI-CASH FUND		05/10/2004	PROVIDENT INSTL FUNDS	1,471,080	1,471		1,471	1,471						1,471				75	
719989	Subtotal - Common Stocks - Money Market Mutual Funds				X X X	1,471	X X X	1,471	1,471						1,471				75	X X X
729987	Subtotal - Common Stocks - Part 4				X X X	1,471	X X X	1,471	1,471						1,471				75	X X X
729988	Summary Item from Part 5 for Common Stocks				X X X	100,265	X X X	100,265	X X X						100,265				190	X X X

SCHEDULE D - PART 4

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

1 CUSIP Ident- ification	2 Description	3 F o r e i g n Disposal Date	4 Disposal Date	5 Name of Purchaser	6 Number of Shares of Stock	7 Consid- eration	8 Par Value	9 Actual Cost	10 Prior Year Book/ Adjusted Carrying Value	Change in Book/Adjusted Carrying Value					16 Book/ Adjusted Carrying Value at Disposal Date	17 Foreign Exchange Gain (Loss) on Disposal	18 Realized Gain (Loss) on Disposal	19 Total Gain (Loss) on Disposal	20 Bond Interest/ Stock Dividends Received During Year	21 Maturity Date	
										11 Unrealized Valuation Increase/ (Decrease)	12 Current Year (Amort- ization)/ Accretion	13 Current Year's Other Than Temporary Impairment Recognized	14 Total Change in B./A.C.V. (1+/-2-13)	15 Total Foreign Exchange Change in B./A.C.V.							
7299999	Total - Common Stocks				X X X	101,736	X X X	101,736	1,471						101,736					265	X X X
7399999	Total - Preferred and Common Stocks				X X X	101,736	X X X	101,736	1,471						101,736					265	X X X
7499999	Totals					8,368,154	X X X	8,616,834	4,800,876					(101,960)	8,346,714		9,440	9,440		249,233	X X X

SCHEDULE D - PART 5

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

1	2	3	4	5	6	7	8	9	10	11	Change in Book/Adjusted Carrying Value					19	20	21		
											12	13	14	15	16				17	18
CUSIP Identification	Description	Origin	Date Acquired	Name of Vendor	Disposal Date	Name of Purchaser	Par Value (Bonds) or Number of Shares (Stock)	Actual Cost	Consideration	Book/Adjusted Carrying Value At Disposal Date	Unrealized Valuation Increase/(Decrease)	Current Year's (Amortization)/Accretion	Current Year's Other Than Temporary Impairment Recognized	Total Change in B./A.C.V. (12+13-14)	Total Foreign Exchange Change in B./A.C.V.	Foreign Exchange Gain (Loss) on Disposal	Realized Gain (Loss) on Disposal	Total Gain (Loss) on Disposal	Interest and Dividends Received During Year	Paid for Accrued Interest and Dividends
9128274F-6	U.S. TREASURY 5.625% 05/15/08		09/21/2004	VARIOUS	12/01/2004	VARIOUS	600,000,000	649,523	646,258	646,623		(2,901)		(2,901)			(364)	(364)	23,971	14,121
0399899	Subtotal - Bonds - U. S. Governments						600,000,000	649,523	646,258	646,623		(2,901)		(2,901)			(364)	(364)	23,971	14,121
246015-BG-5	DELAWARE PA REV VAR RT 12/01/12		06/01/2004	MORGAN STANLEY	09/14/2004	MORGAN STANLEY	200,000,000	200,000	200,000	200,000									884	149
451885-DY-4	IL DEV FIN AUTH POLL CTL VAR RT		08/17/2004	MERRILL LYNCH	09/14/2004	MERRILL LYNCH	100,000,000	100,000	100,000	100,000									105	105
454912-AJ-5	INDIANA ST DEV FIN 05/01/2035 VAR		03/15/2004	MORGAN STANLEY	09/14/2004	MORGAN STANLEY	100,000,000	100,000	100,000	100,000									683	83
455395-LD-7	INDIANAPOLIS IN GAS UTIL VAR RT		01/05/2004	MORGAN STANLEY	01/13/2004	MORGAN STANLEY	800,000,000	800,000	800,000	800,000									174	174
546749-AA-0	LOUISVILLE CNTY KY VAR RT 10/01/33		06/01/2004	MORGAN STANLEY	09/01/2004	MORGAN STANLEY	200,000,000	200,000	200,000	200,000									679	34
59465E-4N-0	MICHIGAN ST HOSP REV 11/15/06 VAR		10/28/2004	MORGAN STANLEY	11/01/2004	MORGAN STANLEY	400,000,000	400,000	400,000	400,000									359	30
606072-DS-2	MISSOURI HIGHER ED LN AUTH VAR RT		09/15/2004	AG EDWARDS	11/01/2004	AG EDWARDS	300,000,000	300,000	300,000	300,000									712	332
64984E-CW-3	NEW YORK ST ENERGY RESH & DEV VAR		09/21/2004	MORGAN STANLEY	11/01/2004	MORGAN STANLEY	400,000,000	400,000	400,000	400,000									546	361
84685T-CA-9	SPARTANBURG CNTY S C HEALTH VAR RT		04/22/2004	Citibank	11/01/2004	Citibank	100,000,000	100,000	100,000	100,000									694	43
928905-AP-7	VOLUNTEER STUDENT VAR RATE		09/07/2004	MORGAN STANLEY	09/14/2004	MORGAN STANLEY	200,000,000	200,000	200,000	200,000									(698)	694
976904-LN-0	WISCONSIN HSG & ECONOMIC VAR RT		06/15/2004	MERRILL LYNCH	06/18/2004	MERRILL LYNCH	100,000,000	100,000	100,000	100,000									50	41
1799989	Subtotal - Bonds - States, Territories and Possessions						2,900,000,000	2,900,000	2,900,000	2,900,000									4,188	1,073
6099998	Subtotal - Bonds						3,900,000,000	3,949,523	3,946,258	3,946,623		(2,901)		(2,901)			(364)	(364)	28,159	15,194
09246U-B4-1	BLACKROCK MUNI-CASH FUND		08/02/2004	PROVIDENT INSTL	08/24/2004	PROVIDENT INSTL	100,285,490	100,285	100,285	100,285									190	190
7199989	Subtotal - Common Stocks - Money Market Mutual Funds						X X X	100,285	100,285	100,285									190	190
7299988	Total - Common Stocks						X X X	100,285	100,285	100,285									190	190
7399989	Subtotal-Stocks						X X X	100,285	100,285	100,285									190	190
7499989	Totals						X X X	3,649,788	3,646,523	3,646,888		(2,901)		(2,901)			(364)	(364)	28,349	15,194

SCHEDULE D - PART 6 - SECTION 1
Valuation of Shares of Subsidiary, Controlled or Affiliated Companies

1 CUSIP Identifi- cation	2 Description Name of Subsidiary, Controlled or Affiliated Company	3 F o r e i g n	4 NAIC Company Code or Alien Insurer Identification Number	5 NAIC Valuation Method (See SVO Purposes and Procedures manual)	6 Do Insurer's Assets Include Intangible Assets Connected with Holding of Such Company's Stock?	7 Total Amount of Such Intangible Assets	8 Book/ Adjusted Carrying Value	Stock of Such Company Owned by Insurer on Statement Date	
								9 Number of Shares	10 % of Outstanding
NONE									

1. Amount of insurer's capital and surplus from the prior period's statutory statement reduced by any admitted EDP, goodwill and net deferred tax assets included therein: \$ 0
2. Total amount of intangible assets nonadmitted \$ 0

SCHEDULE D - PART 6 - SECTION 2

1 CUSIP Identifi- cation	2 Name of Lower-Tier Company	3 Name of Company Listed in Section 1 Which Controls Lower-Tier Company	4 Total Amount of Intangible Assets Included in Amount Shown in Column 7, Section 1	Stock in Lower-Tier Company Owned Indirectly by Insurer on Statement Date	
				5 Number of Shares	6 % of Outstanding
NONE					

SCHEDULE DA - PART 1
Showing all SHORT-TERM INVESTMENTS Owned December 31 of Current Year

1 Description	2 Codes		4 Date Acquired	5 Name of Vendor	6 Maturity Date	7 Book/ Adjusted Carrying Value	8 Change in Book/Adjusted Carrying Value				12 Par Value	13 Actual Cost	Interest													
	2	3					9 Current Year's (Amort- ization)/ Accretion	10 Current Year's Other Than Temporary Impairment Recognized	11 Total Foreign Exchange Change in B./A./C./V.	14 Amount Due and Accrued Dec. 31 of Current Year on Bond Not in Default			15 Non-Admitted Due and Accrued	16 Rate of	17 Effective Rate of	18 How Paid	19 Gross Amount Received	20 Paid for Accrued Interest								
BLACKROCK TEMPORARY INV FUND			12/31/2004	PROVIDENT INST'L FUNDS	12/31/2005	1,263,100						1,263,100														
JP MORGAN PRIME MMF/PREMIER FU			12/27/2004	Undefined	12/31/2005	40,026						40,026											1,078			
Subtotal - Class One Money Market Mutual Funds						1,303,126						1,303,126											1,078			
82999999 Totals						1,303,126						1,303,126											1,078			

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

SCHEDULE E - PART 1 - CASH

1 Depository	2 Code	3 Rate of Interest	4 Amount of Interest Received During Year	5 Amount of Interest Accrued December 31 of Current Year	6 Balance	7 *
OPEN DEPOSITORIES						
Union Bank Los Angeles CA					332,876	
Bank of the West Los Angeles CA					683,152	
Central Valley Community Clovis CA					920,289	
0199998 Deposits in 3 depositories that do not exceed the allowable limit in any one depository (See Instructions) - open depositories.	X X X	X X X	325		(88,409)	X X X
0199999 Totals-Open Depositories	X X X	X X X	325		1,847,908	X X X
SUSPENDED DEPOSITORIES						
0299998 Deposits in 0 depositories that do not exceed the allowable limit in any one depository (See Instructions) - suspended depositories.	X X X	X X X				X X X
0299999 Totals - Suspended Depositories	X X X	X X X				X X X
0399999 Total Cash on Deposit	X X X	X X X	325		1,847,908	X X X
0499999 Cash in Company's Office	X X X	X X X	X X X	X X X	430	X X X
0599999 Total Cash	X X X	X X X	325		1,848,338	X X X

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

1. January	6,879,576	4. April	8,124,935	7. July	5,207,665	10. October	2,214,650
2. February	9,269,258	5. May	9,744,816	8. August	6,028,801	11. November	2,417,654
3. March	7,687,091	6. June	6,975,187	9. September	6,693,961	12. December	1,848,338

SCHEDULE E - PART 3 - SPECIAL DEPOSITS

1 Line Number	2 Type	3 Description of Deposit	4 Where Deposited and Purpose of Deposit	5 Par or Book Value	6 Statement Value (a)	7 Fair Value
AR999999	B	FNMA 7.125% 3/15/07 ARKANSAS	Regions Bank - RSD by Ins Code 26-63-2006	60,000	65,506	64,819
GA999999	O	Cash GEORGIA	Regions Bank - RSD by Ins Code 33-3-8	60,000	65,506	64,819
NM999999	B	U.S. Treasury 6.125% 8/15/07 NEW MEXICO	Century Trust Bank - RSD by Ins Code 59A-5-18	25,000	25,000	25,000
SC999999	B	FNMA 7.125% 3/15/07 SOUTH CAROLINA	Bank of America (South Carolina) - RSD by Ins Code 38-96-80	25,000	25,000	25,000
99999997		Total - Special Deposits NOT held for the benefit of all Policyholders, Claimants, and Creditors of the Company		110,000	119,818	118,043
99999998		Total - Special Deposits held for the benefit of all Policyholders, Claimants, and Creditors of the Company		110,000	119,818	118,043
				180,000	196,519	194,466
				180,000	196,519	194,466
				375,000	406,843	402,318
				1,620,000	1,734,733	1,739,309
99999999		Totals		1,995,000	2,141,576	2,141,627

(a) Including \$ 0 cash and short-term investments as defined in SSAP No. 2 of the NAIC Accounting Practices and Procedures Manual.