50857200420100100

ANNUAL STATEMENT

For the Year Ended December 31, 2004

OF THE CONDITION AND AFFAIRS OF THE

Security Union Title Insurance Company

NAIC Group Code 0670 (Current Period) 0670 (Prior Period) **NAIC Company Code** 50857 **Employer's ID Number** 95-2216067

Organized under the Laws of CA **, State of Domicile or Port of Entry** CA

Country of Domicile US

Incorporated: March 5, 1962 **Commenced Business:** April 30, 1962

Statutory Home Office: 4050 Calle Real Santa Barbara, CA 93110

Main Administrative Office: 171 North Clark Street 8th Floor Chicago, IL 60601 312-223-2000

Mail Address: 171 North Clark Street 8th Floor Chicago, IL 60601

Primary Location of Books and Records: 171 North Clark Street 8th Floor Chicago , IL 60601 312-223-2000

Internet Website Address: www.fnf.com

Statutory Statement Contact: Jan B. Ramsey 904-854-8100

jramsey@fnf.com (E-Mail Address) 904-357-1066 (Fax Number)

Policyowner Relations Contact: Kevin Chiarello 17911 Von Karman Suite 300 Irvine, CA 92614 949-622-4338

OFFICERS

	Name	Title
1.	Raymond Randall Quirk	Chairman, President, CEO
2.	Todd Chliveny Johnson	SVP & Corporate Secretary
3.	Alan Lynn Stinson	EVP & Chief Financial Officer

Vice-Presidents

Name	Title	Name	Title
Christopher (NMN) Abbinante	EVP	Thomas Edgar Evans, Jr	EVP
Patrick Gerard Farenga	VP	Ronald Ray Maudsley	EVP
Peter Tadeusz Sadowski	EVP	Ernest Donald Smith	EVP

DIRECTORS OR TRUSTEES

Burton James Rain	Raymond Randall Quirk	Alan Lynn Stinson	

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)	(Signature)	(Signature)
Raymond Randall Quirk	Todd Chliveny Johnson	Alan Lynn Stinson
(Printed Name)	(Printed Name)	(Printed Name)
1.	2.	3.
Chairman, President, CEO	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 1 Assets	2 Nonadmitted Assets	3 Net Admitted Assets (Cols. 1 - 2)	Prior Year 4 Net Admitted Assets
1. Bonds (Schedule D)	48,255,155		48,255,155	49,594,369
2. Stocks (Schedule D):				
2.1 Preferred stocks				
2.2 Common stocks	22,003,366		22,003,366	30,257,322
3. Mortgage loans on real estate (Schedule B):				
3.1 First liens	268,526	139,350	129,176	139,461
3.2 Other than first liens				
4. Real estate (Schedule A):				
4.1 Properties occupied by the company (less $ 0 encumbrances)	384,188		384,188	1,630,825
4.2 Properties held for the production of income (less $ 0 encumbrances)				
4.3 Properties held for sale (less $ 0 encumbrances)				
5. Cash ($ 2,472,366 , Schedule E-Part 1), cash equivalents ($ 0 , Schedule E-Part 2) and short-term investments ($ 14,520,248 , Schedule DA)	16,992,614		16,992,614	13,250,546
6. Contract loans (including $ 0 premium notes)				
7. Other invested assets (Schedule BA)	2,640,000		2,640,000	3,170,000
8. Receivable for securities	1,113,153		1,113,153	48,200
9. Aggregate write-ins for invested assets				
10. Subtotals, cash and invested assets (Lines 1 to 9)	91,657,002	139,350	91,517,652	98,090,723
11. Investment income due and accrued	660,910		660,910	474,856
12. Premiums and considerations:				
12.1 Uncollected premiums and agents' balances in the course of collection	3,442,503	3,076,610	365,893	1,374,767
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	7,465,124		7,465,124	
15.2 Net deferred tax asset	1,163,286		1,163,286	1,171,519
16. Guaranty funds receivable or on deposit				
17. Electronic data processing equipment and software	9,994		9,994	2,197
18. Furniture and equipment, including health care delivery assets ($ 0)	111,404	111,404		
19. Net adjustment in assets and liabilities due to foreign exchange rates				
20. Receivables from parent, subsidiaries and affiliates	6,754,719	8,521	6,746,198	2,212,102
21. Health care ($ 0) and other amounts receivable				
22. Other assets nonadmitted	74,651	74,651		
23. Aggregate write-ins for other than invested assets	13,185,950	845,800	12,340,150	12,511,225
24. Total assets excluding Separate Accounts, Segregated Accounts and Protected Cell Accounts (Lines 10 to 23)	124,525,543	4,256,336	120,269,207	115,837,389
25. From Separate Accounts, Segregated Accounts and Protected Cell Accounts				
26. Total (Lines 24 and 25)	124,525,543	4,256,336	120,269,207	115,837,389

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	12,537,902	509,339	12,028,563	12,028,563
2302. Title Plant Improvements	311,587		311,587	482,662
2303. Prepaid Expenses	230,214	230,214		
2398. Summary of remaining write-ins for Line 23 from overflow page	106,247	106,247		
2399. Totals (Lines 2301 through 2303 plus 2398) (Line 23 above)	13,185,950	845,800	12,340,150	12,511,225

LIABILITIES, SURPLUS AND OTHER FUNDS

		1 Current Year	2 Prior Year
1.	Known claims reserve (Part 2B, Line 3, Col. 4)	5,736,033	5,512,241
2.	Statutory premium reserve (Part 1B, Line 2.5, Col. 1)	22,388,566	21,343,285
3.	Aggregate of other reserves required by law		
4.	Supplemental reserve (Part 2B, Col. 4, Line 12)		
5.	Commissions, brokerage and other charges due or accrued to attorneys, agents and real estate brokers		
6.	Other expenses (excluding taxes, licenses and fees)	8,967,023	10,399,661
7.	Taxes, licenses and fees (excluding federal and foreign income taxes)	4,507,414	4,111,566
8.1	Current federal and foreign income taxes (including $ 0 on realized capital gains (losses))		1,969,513
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	839,348	58,938
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	4,532,899	8,445,906
19.	Payable for securities		
20.	Aggregate write-ins for other liabilities		
21.	Total liabilities (Lines 1 through 20)	46,971,283	51,841,110
22.	Aggregate write-ins for special surplus funds		
23.	Common capital stock	30,250,000	30,250,000
24.	Preferred capital stock		
25.	Aggregate write-ins for other than special surplus funds		
26.	Surplus notes		
27.	Gross paid in and contributed surplus	12,777,384	12,777,384
28.	Unassigned funds (surplus)	30,270,540	20,968,896
29.	Less treasury stock, at cost:		
	29.1 0 shares common (value included in Line 23 $ 0)		
	29.2 0 shares preferred (value included in Line 24 $ 0)		
30.	Surplus as regards policyholders (Lines 22 to 28 less 29)(Page 4, Line 32)	73,297,924	63,996,280
31.	Totals (Page 2, Line 26, Col. 3)	120,269,207	115,837,390

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 Current Year	2 Prior Year
OPERATING INCOME		
1. Title insurance and related income (Part 1):		
1.1 Title insurance premiums earned (Part 1B, Line 3, Col. 1)	92,547,753	73,102,114
1.2 Escrow and settlement services (Part 1A, Line 2, Col. 4)	3,103,053	1,453,974
1.3 Other title fees and service charges (Part 1A, Line 3, Col. 4)	27,561,525	31,654,870
2. Aggregate write-ins for other operating income		
3. Total Operating Income (Lines 1 through 2)	123,212,331	106,210,958
DEDUCT:		
4. Losses and loss adjustment expenses incurred (Part 2A, Line 10, Col. 4)	6,154,978	3,997,848
5. Operating expenses incurred (Part 3, Line 24, Cols. 4 and 6)	107,084,548	97,398,391
6. Aggregate write-ins for other operating deductions		
7. Total Operating Deductions	113,239,526	101,396,239
8. Net operating gain or (loss) (Lines 3 minus 7)	9,972,805	4,814,719
INVESTMENT INCOME		
9. Net investment income earned (Exhibit of Net investment Income, Line 17)	21,285,221	6,382,076
10. Net realized capital gains (losses)	3,424,014	3,710,517
11. Net investment gain (loss) (Lines 9 + 10)	24,709,235	10,092,593
OTHER INCOME		
12. Aggregate write-ins for miscellaneous income or (loss)		
13. Net income, before federal income taxes (Lines 8 + 11 + 12)	34,682,040	14,907,312
14. Federal and foreign income taxes incurred	5,331,354	3,558,079
15. Net income (Lines 13 minus 14)	29,350,686	11,349,233
CAPITAL AND SURPLUS ACCOUNT		
16. Surplus as regards policyholders, December 31 prior year (Page 3, Line 30, Column 2)	63,996,280	52,638,915
GAINS AND (LOSSES) IN SURPLUS		
17. Net income (from Line 15)	29,350,686	11,349,233
18. Net unrealized capital gains or losses	(14,014,618)	11,305,996
19. Change in net unrealized foreign exchange capital gain (loss)		
20. Change in net deferred income tax	(402,434)	(2,217,191)
21. Change in nonadmitted assets (Exhibit of Nonadmitted Assets, Line 26, Col. 3)	8,651,536	(2,987,945)
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		
27.2 Transferred to capital (Stock Dividend)		
27.3 Transferred from capital		
28. Dividends to stockholders	(13,158,355)	(5,200,000)
29. Change in treasury stock (Page 3, Lines (29.1) and (29.2), Cols. 2 minus 1)		
30. Aggregate write-ins for gains and losses in surplus	(1,125,171)	(892,728)
31. Change in surplus as regards policyholders for the year (Lines 17 through 30)	9,301,644	11,357,365
32. Surplus as regards policyholders, December 31 current year (Lines 16 plus 31) (Page 3, Line 30)	73,297,924	63,996,280

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. Statutory premium reserve augmentation	796,297	796,287
3002. Pension Adjustment	(1,921,468)	(1,689,015)
3003.		
3098. Summary of remaining write-ins for Line 30 from overflow page		
3099. Totals (Lines 3001 through 3003 plus 3098) (Line 30 above)	(1,125,171)	(892,728)

CASH FLOW	1	2
Cash from Operations	Current Year	Prior Year
1. Premiums collected net of reinsurance	94,733,601	109,204,862
2. Net investment income	22,111,588	6,880,898
3. Miscellaneous income	30,664,578	
4. Total (Lines 1 through 3)	147,509,767	116,085,760
5. Benefit and loss related payments	5,931,185	3,978,235
6. Net transfers to Separate, Segregated Accounts and Protected Cell Accounts		
7. Commissions, expenses paid and aggregate write-ins for deductions	107,340,927	92,319,609
8. Dividends paid to policyholders		
9. Federal and foreign income taxes paid (recovered) $ 0 net of tax on capital gains (losses)	14,757,759	3,477,494
10. Total (Lines 5 through 9)	128,029,871	99,775,338
11. Net cash from operations (Line 4 minus Line 10)	19,479,896	16,310,422
Cash from Investments		
12. Proceeds from investments sold, matured or repaid:		
12.1 Bonds	74,218,555	26,945,979
12.2 Stocks	60,331,333	79,784,775
12.3 Mortgage loans	5,935	5,382
12.4 Real estate	2,543,527	848,286
12.5 Other invested assets	530,000	530,000
12.6 Net gains or (losses) on cash, cash equivalents and short-term investments		
12.7 Miscellaneous proceeds		
12.8 Total investment proceeds (Lines 12.1 to 12.7)	137,629,350	108,114,422
13. Cost of investments acquired (long-term only):		
13.1 Bonds	73,652,578	36,683,938
13.2 Stocks	58,638,294	73,250,551
13.3 Mortgage loans	135,000	128,844
13.4 Real estate		
13.5 Other invested assets		
13.6 Miscellaneous applications	1,064,953	1,018,133
13.7 Total investments acquired (Lines 13.1 to 13.6)	133,490,825	111,081,466
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)	4,138,525	(2,967,044)
Cash from Financing and Miscellaneous Sources		
16. Cash provided (applied):		
16.1 Surplus notes, capital notes		
16.2 Capital and paid in surplus, less treasury stock		
16.3 Borrowed funds		
16.4 Net deposits on deposit-type contracts and other insurance liabilities		
16.5 Dividends to stockholders	13,158,355	5,200,000
16.6 Other cash provided (applied)	(6,718,009)	(4,628,416)
17. Net cash from financing and miscellaneous sources (Lines 16.1 to 16.4 minus Line 16.5 plus Line 16.6)	(19,876,364)	(9,828,416)
RECONCILIATION OF CASH AND SHORT-TERM INVESTMENTS		
18. Net change in cash and short-term investments (Line 11, plus Lines 15 and 17)	3,742,057	3,514,962
19. Cash and short-term investments:		
19.1 Beginning of year	13,250,546	9,735,584
19.2 End of year (Line 18 plus Line 19.1)	16,992,603	13,250,546

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

20.0001. Lines 16.5 and 12.2 include dividend of common stock to parent	1,858,355	
20.0002. Lines 2 and 16.6 include non cash dividend from subsidiary	11,536,487	
20.0003.		

OPERATIONS AND INVESTMENT EXHIBIT

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

	1 Direct Operations	Agency Operations 2 Non-Affiliated Agency Operations	 3 Affiliated Agency Operations	4 Current Year Total (Cols. 1 + 2 + 3)	5 Prior Year Total
1. Direct premiums written	24,820,414	51,245,119	18,631,976	94,697,509	74,547,249
2. Escrow and settlement service charges	3,103,053	X X X	X X X	3,103,053	1,453,974
3. Other title fees and service charges (Part 1C, Line 5)	27,561,525	X X X	X X X	27,561,525	31,654,872
4. Totals (Lines 1 + 2 + 3)	55,484,992	51,245,119	18,631,976	125,362,087	107,656,095

PART 1B - PREMIUMS EARNED EXHIBIT

	1 Current Year	2 Prior Year
1. Title premiums written:		
1.1 Direct (Part 1A, Line 1)	94,697,507	74,547,249
1.2 Assumed	90,170	162,338
1.3 Ceded	95,680	46,263
1.4 Net title premiums written (Lines 1.1 + 1.2 - 1.3)	94,691,997	74,663,324
2. Statutory premium reserve:		
2.1 Balance at December 31 prior year	21,343,286	20,881,033
2.2 Additions during the current year	5,662,291	4,863,826
2.3 Withdrawals during the current year	3,518,047	3,302,610
2.4 Other adjustments to statutory premium reserves	(1,098,963)	(1,098,963)
2.5 Balance at December 31 current year	22,388,567	21,343,286
3. Net title premiums earned during year (Lines 1.4 - 2.2 + 2.3)	92,547,753	73,102,108

PART 1C - OTHER TITLE FEES AND SERVICE CHARGES

	1 Current Year	2 Prior Year
1. Title examinations	1,010	
2. Searches and abstracts	23,519,834	25,840,817
3. Surveys		
4. Aggregate write-ins for service charges	4,040,681	5,814,055
5. Totals	27,561,525	31,654,872
DETAILS OF WRITE-INS		
0401. Other Income	4,040,681	5,814,055
0402.		
0403.		
0498. Summary of remaining write-ins for Line 4 from overflow page		
0499. Total (Lines 0401 through 0403 plus 0498) (Line 4 above)	4,040,681	5,814,055

OPERATIONS AND INVESTMENT EXHIBIT

PART 2A - LOSSES PAID AND INCURRED

	1	Agency Operations		4	5
		2	3		
	Direct Operations	Non-Affiliated Agency Operations	Affiliated Agency Operations	Total Current Year (Cols. 1+2+3)	Total Prior Year
1. Losses and allocated loss adjustment expenses paid - direct business, less salvage	1,638,326	4,187,044	105,815	5,931,185	3,978,235
2. Losses and allocated loss adjustment expenses paid - reinsurance assumed, less salvage					
3. Total (Line 1 plus Line 2)	1,638,326	4,187,044	105,815	5,931,185	3,978,235
4. Deduct: Recovered during year from reinsurance					
5. Net payments (Line 3 minus Line 4)	1,638,326	4,187,044	105,815	5,931,185	3,978,235
6. Known claims reserve - current year (Page 3, Line 1, Column 1)	1,256,549	4,479,317	167	5,736,033	5,512,240
7. Known claims reserve - prior year (Page 3, Line 1, Column 2)	857,436	4,573,327	81,477	5,512,240	5,492,627
8. Losses and allocated Loss Adjustment Expenses incurred (Ln 5 + Ln 6 - Ln 7)	2,037,439	4,093,034	24,505	6,154,978	3,997,848
9. Unallocated loss adjustment expenses incurred (Part 3, Line 24, Column 5)					
10. Losses and loss adjustment expenses incurred (Line 8 plus Line 9)	2,037,439	4,093,034	24,505	6,154,978	3,997,848

OPERATIONS AND INVESTMENT EXHIBIT

PART 2B - UNPAID LOSSES AND LOSS ADJUSTMENT EXPENSES

	1	Agency Operations		4	5
		2	3		
	Direct Operations	Non-Affiliated Agency Operations	Affiliated Agency Operations	Total Current Year (Cols. 1 + 2 + 3)	Total Prior Year
1. Loss and allocated LAE reserve for title and other losses of which notice has been received:					
1.1 Direct (Schedule P, Part 1, Line 12, Col. 17)	2,298,320	3,437,406	305	5,736,031	5,512,241
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)	2,298,320	3,437,406	305	5,736,031	5,512,241
4. Incurred But Not Reported:					
4.1 Direct (Schedule P, Part 1, Line 12, Col. 20)	8,072,000	13,256,000	232,000	21,560,000	20,586,000
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	8,072,000	13,256,000	232,000	21,560,000	20,586,000
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	27,296,031	X X X
8. Statutory premium reserve at year end	X X X	X X X	X X X	22,388,566	X X X
9. Aggregate of other reserves required by law	X X X	X X X	X X X		X X X
10. Gross supplemental reserve (a) (Lines 7 - (3 + 8 + 9))	X X X	X X X	X X X		X X X
11. Unrecognized Schedule P transition obligation	X X X	X X X	X X X		X X X
12. Net recognized supplemental reserve (Lines 10 - 11)	X X X	X X X	X X X		X X X

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

OPERATIONS AND INVESTMENT EXHIBIT

PART 3 - EXPENSES

	Title and Escrow Operating Expenses				5	6	7	Totals	
	1	Agency Operations		4				8	9
	Direct Operations	2 Non-affiliated Agency Operations	3 Affiliated Agency Operations	Total (Cols. 1 + 2 + 3)	Unallocated Loss Adjustment Expenses	Other Operations	Investment Expenses	Current Year (Cols. 4 + 5 + 6 + 7)	Prior Year
1. Personnel costs:									
1.1 Salaries	3,035,883	15,227,178	4,284,425	22,547,486				22,547,486	20,825,622
1.2 Employee relations and welfare	372,907	1,870,402	526,269	2,769,578				2,769,578	1,348,662
1.3 Payroll taxes	174,756	876,531	246,627	1,297,914				1,297,914	1,171,536
1.4 Other personnel costs	5,592	28,046	7,891	41,529				41,529	17,627
1.5 Total personnel costs	3,589,138	18,002,157	5,065,212	26,656,507				26,656,507	23,363,447
2. Amounts paid to or retained by title agents		42,582,867	16,396,120	58,978,987				58,978,987	51,946,835
3. Production services (purchased outside):									
3.1 Searches, examinations and abstracts	345,205	1,731,458	487,175	2,563,838				2,563,838	1,853,814
3.2 Surveys									
3.3 Other	6,054	30,365	8,544	44,963				44,963	(18,332)
4. Advertising	12,817	64,289	18,089	95,195				95,195	9,359
5. Boards, bureaus and associations	1,284	6,439	1,812	9,535				9,535	29,698
6. Title plant rent and maintenance	(14,228)	(71,362)	(20,079)	(105,669)				(105,669)	(23,281)
7. Claim adjustment services									
8. Amounts charged off, net of recoveries	(34,643)	(173,760)	(48,890)	(257,293)				(257,293)	827,733
9. Marketing and promotional expenses	44,822	224,815	63,256	332,893				332,893	360,814
10. Insurance	49,051	246,027	69,224	364,302				364,302	444,202
11. Directors' fees									1,943,690
12. Travel and travel items	212,218	1,064,427	299,495	1,576,140				1,576,140	1,055,353
13. Rent and rent items	470,459	2,359,695	663,940	3,494,094				3,494,094	3,456,970
14. Equipment	205,034	1,028,393	289,356	1,522,783				1,522,783	2,279,218
15. Cost or depreciation of EDP equipment and software	707,292	3,547,588	998,174	5,253,054				5,253,054	3,153,015
16. Printing, stationery, books and periodicals	175,841	881,972	248,158	1,305,971				1,305,971	1,112,135
17. Postage, telephone, messengers and express	292,147	1,465,334	412,296	2,169,777				2,169,777	1,412,215
18. Legal and auditing	41,994	210,632	59,265	311,891				311,891	(132,875)
19. Totals (Lines 1.5 to 18)	6,104,485	73,201,336	25,011,147	104,316,968				104,316,968	93,074,010
20. Taxes, licenses and fees:									
20.1 State and local insurance taxes	593,486	1,225,333	445,513	2,264,332				2,264,332	3,814,077
20.2 Insurance department licenses and fees	15,884	79,671	22,417	117,972				117,972	135,078
20.3 Gross guaranty association assessments			32,240	32,240				32,240	
20.4 All other (excluding federal income and real estate)	22,845	114,585		137,430				137,430	81,447
20.5 Total taxes, licenses and fees (Lines 20.1 + 20.2 + 20.3 + 20.4)	632,215	1,419,589	500,170	2,551,974				2,551,974	4,030,602
21. Real estate expenses							(2,292)	(2,292)	4,696
22. Real estate taxes							932	932	3,520
23. Aggregate write-ins for miscellaneous expenses	29,030	145,605	40,968	215,603			215,044	430,647	293,780
24. Total expenses incurred (Lines 19 + 20.5 + 21 + 22 + 23)	6,765,730	74,766,530	25,552,285	107,084,545			213,684	(a) 107,298,229	97,406,608
25. Less unpaid expenses - current year	4,128,801	20,708,960	5,826,817	30,664,578				30,664,578	14,570,166
26. Add unpaid expenses - prior year	12,030,829	1,966,220	573,117	14,570,166				14,570,166	9,491,384
27. TOTAL EXPENSES PAID (Lines 24 - 25 + 26)	14,667,758	56,023,790	20,298,585	90,990,133			213,684	91,203,817	92,327,826
DETAILS OF WRITE-INS									
2301. Other expenses	29,030	145,605	40,968	215,603			215,044	430,647	293,780
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)	29,030	145,605	40,968	215,603			215,044	430,647	293,780

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

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

	1	Agency Operations		4	5	Totals	
	Direct Operations	2 Non-affiliated Agency Operations	3 Affiliated Agency Operations	Total (Cols. 1 + 2 + 3)	Other 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)	24,256,959	50,081,787	18,209,006	92,547,752		92,547,752	73,102,114
1.2 Escrow and settlement services (Part 1A, Line 2, Col. 4)	3,103,053			3,103,053		3,103,053	1,453,974
1.3 Other title fees and service charges (Part 1A, Line 3, Col. 4)	27,561,525			27,561,525		27,561,525	31,654,870
2. Aggregate write-ins for other operating income							
3. Total Operating Income (Lines 1.1 through 1.3 + 2)	54,921,537	50,081,787	18,209,006	123,212,330		123,212,330	106,210,958
DEDUCT:							
4. Losses and loss adjustment expenses incurred (Part 2A, Line 10, Col. 4)	2,037,436	4,093,034	24,505	6,154,975		6,154,975	3,997,848
5. Operating expenses incurred (Part 3, Line 24, Cols. 1 to 3 + 6)	6,765,731	74,766,530	25,552,285	107,084,546		107,084,546	97,398,392
6. Aggregate write-ins for other operating deductions							
7. Total Operating Deductions (Lines 4 + 5 + 6)	8,803,167	78,859,564	25,576,790	113,239,521		113,239,521	101,396,240
8. Net operating gain or (loss) (Lines 3 minus 7)	46,118,370	(28,777,777)	(7,367,784)	9,972,809		9,972,809	4,814,718
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) 608,498	660,474
1.1 Bonds exempt from U.S. tax	(a) 749,798	801,490
1.2 Other bonds (unaffiliated)	(a) 236,349	318,734
1.3 Bonds of affiliates	(a)	
2.1 Preferred stocks (unaffiliated)	(b)	
2.11 Preferred stocks of affiliates	(b)	
2.2 Common stocks (unaffiliated)	36,229	36,229
2.21 Common stocks of affiliates	18,766,287	18,766,287
3. Mortgage loans	(c) 8,170	11,571
4. Real estate	(d) 209,505	782,205
5. Contract loans		
6. Cash, cash equivalents and short-term investments	(e) 64,500	64,500
7. Derivative instruments	(f)	
8. Other invested assets	60,816	57,415
9. Aggregate write-ins for investment income		
10. Total gross investment income	20,740,152	21,498,905
11. Investment expenses		(g) 173,550
12. Investment taxes, licenses and fees, excluding federal income taxes		(g) (1,360)
13. Interest expense		(h) 156
14. Depreciation on real estate and other invested assets		(i) 41,338
15. Aggregate write-ins for deductions from investment income		
16. Total deductions (Lines 11 through 15)		213,684
17. Net investment income (Line 10 minus Line 16)		21,285,221
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 $ 9,817 accrual of discount less $ 1,022,238 amortization of premium and less $ (418,668) 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 $ 209,505 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 $ 41,338 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	100,374			100,374
1.1 Bonds exempt from U.S. tax				
1.2 Other bonds (unaffiliated)	138,810			138,810
1.3 Bonds of affiliates				
2.1 Preferred stocks (unaffiliated)				
2.11 Preferred stocks of affiliates				
2.2 Common stocks (unaffiliated)	289,187	(762,391)	(89,225)	(562,429)
2.21 Common stocks of affiliates	2,319,903		(14,319,595)	(11,999,692)
3. Mortgage loans				
4. Real estate	1,338,131			1,338,131
5. Contract loans				
6. Cash, cash equivalents and short-term investments				
7. Derivative instruments				
8. Other invested assets				
9. Aggregate write-ins for capital gains (losses)				
10. Total capital gains (losses)	4,186,405	(762,391)	(14,408,820)	(10,984,806)
DETAILS OF WRITE-INS				
0901.				
0902.				
0903.				
0998. Summary of remaining write-ins for Line 9 from overflow page				
0999. Totals (Lines 0901 through 0903) plus 0998 (Line 9, above)				

EXHIBIT OF NONADMITTED ASSETS

	1 Current Year Total Nonadmitted Assets	2 Prior Year Total Nonadmitted Assets	3 Change in Total Nonadmitted Assets (Col. 2 - Col. 1)
1. Bonds (Schedule D)			
2. Stocks (Schedule D):			
2.1 Preferred stocks			
2.2 Common stocks		6,001,203	6,001,203
3. Mortgage loans on real estate (Schedule B):			
3.1 First liens	139,350		(139,350)
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)	139,350	6,001,203	5,861,853
11. Investment income due and accrued			
12. Premiums and considerations:			
12.1 Uncollected premiums and agents' balances in the course of collection	3,076,610	1,710,057	(1,366,553)
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	111,404	175,925	64,521
19. Net adjustment in assets and liabilities due to foreign exchange rates			
20. Receivable from parent, subsidiaries and affiliates	8,521	2,698,086	2,689,565
21. Health care and other amounts receivable			
22. Other assets nonadmitted	74,651	680,041	605,390
23. Aggregate write-ins for other than invested assets	845,800	1,642,560	796,760
24. Total assets excluding Separate Accounts, Segregated Accounts and Protected Cell Accounts (Lines 10 to 23)	4,256,336	12,907,872	8,651,536
25. From Separate Accounts, Segregated Accounts and Protected Cell Accounts			
26. Total (Lines 24 and 25)	4,256,336	12,907,872	8,651,536

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. Title Plants	509,339	509,339	
2302. Prepaid Expenses	230,214	1,026,974	796,760
2303. Goodwill	106,247	106,247	
2398. Summary of remaining write-ins for Line 23 from overflow page			
2399. Totals (Lines 2301 through 2303 plus 2398) (Line 23 above)	845,800	1,642,560	796,760

NOTES TO FINANCIAL STATEMENTS

1. **Summary of Significant Accounting Policies:**

The financial statements of Security Union Title Insurance Company are presented on the basis of accounting practices prescribed or permitted by the State of California Department of Insurance.

A. **Accounting Practices**:
To the extent possible, the accompanying financial statements have been prepared in substantial conformity with the National Association of Insurance Commissioners' *(NAIC) Accounting Practices and Procedures Manual*, version March 1, 2004, (NAIC SAP), except where the laws of the State of California differ. Significant variances between California basis of accounting and NAIC SAP are: investments in title plants under California laws are limited to 50% of an insurer's capital stock, as compared to NAIC SAP which allows the lesser of 20% of admitted assets or 40% of surplus; 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 California is shown below:

	12/31/2004	12/31/2003
Net Income, California Basis	29,350,686	11,349,233
State Prescribed/Permitted Practices (Income):		
Statutory Premium Reserve Recovery, net of tax	1,028,078	762,770
Net Income, NAIC SAP basis	30,378,764	12,112,003
Statutory Surplus, California Basis	73,297,924	63,996,280
State Prescribed/Permitted Practices (Surplus):		
Statutory Premium Reserve	2,323,053	1,294,974
Title Plants	-	-
Statutory Surplus, NAIC SAP Basis	75,620,977	65,291,254

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 California 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 are valued using the underlying statutory equity, as adjusted, or audited GAAP equity, as appropriate for each individual investment.

(8) Interest in Joint Ventures are valued based on the underlying equity of the investee.

NOTES TO FINANCIAL STATEMENTS

(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 California. Effective January 01, 2001, the State of California required that insurance companies domiciled in the State of California prepare their statutory basis financial statements in accordance with the *NAIC Accounting Practices and Procedures Manual,* except where that conflicts with the laws of the State of California.

3. Business Combinations and Goodwill:

Non-applicable.

4. Discontinued Operations:

Non-applicable.

5. Investments:

A. Mortgage Loans – At December 31, 2004 and 2003, the Company had mortgage loans receivable, consisting of promissory notes secured by first deeds of trust on real estate, with installments due monthly through 2033 or upon sale of real estate securing such promissory notes. Interest rates ranged from 0% to 7% in 2004 and 6% to 7% in 2003.

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 that exceed 10% of its admitted assets.

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	4,671,652	4,358,851
(2)	Total of deferred tax liabilities	(593,494)	(394,201)
	Net deferred tax asset	4,078,158	3,964,650
(3)	Deferred tax asset nonadmitted	(2,914,873)	(2,793,132)
(4)	Net admitted deferred tax asset (not less than zero)	1,163,286	1,171,518
(5)	Increase(decrease) in nonadmitted asset	121,741	

B. N/A

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

	2004	**2003**
Federal	5,331,354	3,558,079
Foreign	-	-
Sub-total	5,331,354	3,558,079
Other	-	
Federal income taxes incurred	5,331,354	3,558,079

The main components of the 2004 deferred tax amounts are as follows:

	Statutory	Tax	Difference	Tax Effect
Deferred tax assets:				
Discounting of reserves		5,236,760	(5,236,760)	1,832,866
Employee Benefits	(1,014,445)		(1,014,445)	355,056
Gain/Loss Sale of Assets	(338,152)		(338,152)	118,353
Pension plan	(5,007,652)		(5,007,652)	1,752,678
Market Discount	(1,378,023)		(1,378,023)	482,308
Other	(372,545)		(372,545)	130,391
Total deferred tax assets	(8,110,817)	5,236,760	(13,347,577)	4,671,652
Nonadmitted deferred tax assets			8,328,209	(2,914,873)
Admitted deferred tax assets			(5,019,368)	1,756,779
Deferred tax liabilities:				
Unrealized Gains	961,774		961,774	(336,621)
Amortization/Depreciation		(733,922)	733,922	(256,873)
Other	-		-	-
Total deferred tax liabilities	961,774	(733,922)	1,695,696	(593,494)
Net admitted deferred tax asset (not less than zero)			-	1,163,286

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

	2004	**2003**	**Change**
Deferred tax assets:			
Discounting of reserves	1,832,866	1,744,765	88,101
Employee Benefits	355,056	214,345	140,711
Gain/Loss Sale of Assets	118,353	146,516	(28,163)
Pension plan	1,752,678	1,599,069	153,609
Market Discount	482,308	482,390	(82)
Other	130,391	171,766	(41,375)
Total deferred tax assets	4,671,652	4,358,851	312,801
Nonadmitted deferred tax assets	(2,914,873)	(2,793,132)	(121,741)
Admitted deferred tax assets	1,756,779	1,565,719	191,060
Deferred tax liabilities:			
Unrealized Gain	(336,621)	(367,849)	31,228
Amortization/Depreciation	(256,873)	(26,352)	(230,521)
Other	-	-	-
Total deferred tax liabilities	(593,494)	(394,201)	(199,293)
Net admitted deferred tax asset (not less than zero)	1,163,285	1,171,518	(8,233)

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

	Dec. 31, 2004	Jan. 1, 2004	Change
Total deferred tax assets	1,756,779	1,565,719	

NOTES TO FINANCIAL STATEMENTS

Total deferred tax assets	1,756,779	1,565,719	191,060
Total deferred tax liabilities	(593,494)	(394,201)	(199,293)
Net deferred tax asset	1,163,285	1,171,518	(8,233)

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

	Amount	Tax Effect
Income before taxes	34,682,041	12,138,714
Tax exempt income deduction	(697,930)	(244,276)
Dividends received deduction	(18,776,179)	(6,571,663)
Meals & Entertainment	409,847	143,446
Other non deductible adjustments	210	74
Subtotal after permanent differences	15,617,989	5,466,296
Temporary differences and prior year adjustments	(385,549)	(134,942)
Taxable Income/Current Tax	15,232,440	5,331,354

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	$5,331,354
b. 2003	$3,558,079
c. 2002	$0

F. The Company is included in a consolidated federal income tax return with its parent company, Fidelity National Financial, Inc. (See organizational chart on Schedule Y for a complete listing of the Fidelity National Financial consolidated group). The Company has a written agreement, approved by the Company's Board of Directors, which 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. Included therein are the following transactions:

On June 22, 2004 the company sold its 96,250 shares of Fidelity National Financial common stock to FNF, for a total consideration of $3,083,273, after regulatory approval from the California Department of Insurance.

On June 14, the company dividended its stock in its subsidiary Title Tax, Inc to its parent, Chicago Title & Trust, following appropriate notice to the Department of Insurance. The value of the stock at dividend date was $1,858,357.

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 $6,746,198 and $2,212,102 respectively, and a payable to the parent and/or other related parties of $4,532,899 and $8,446,906 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

NOTES TO FINANCIAL STATEMENTS

G. Chicago Title & Trust, domiciled in the State of Illinois, owns 100% of the outstanding shares of the Company.

H. The Company owns no shares of its ultimate parent.

I. The Company owns 100% of the stock of CTI Oregon, an insurance company, whose carrying value is approximately 10% of the admitted assets of the Company. The Company carried this investment at the statutory equity of the insurer.

The statement value of CTI Oregon assets, liabilities and equity as of 12/31/2004 and 12/31/2003 was

	12/31/2004	12/31/2003
Assets	$30,047,857	$30,846,458
Liabilities	$17,418,503	$15,160,762
Equity	$12,629,354	$15,685,698

Net income of CTI Oregon for the period ending 12/31/2004 and 12/31/2003 was $5,069,436 and $7,052,956 respectively.

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 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 $203,324 and $187,557 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 $110,575 and $54,644, respectively.

Certain Company officers are participants in the 1991, 1993, 1998 and 2001 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.

In connection with the acquisition of its parent by Fidelity National Financial in 2000, Fidelity National Financial assumed the options outstanding under CT&T's existing stock option plans: the 1998 Long-term Incentive Plan and the Directors Stock Option Plan. Pursuant to the acquisition agreement, options under these plans became fully vested on March 20, 2000. The options granted in accordance with these two plans generally have a term of five to ten years.

In connection with the acquisition of its parent by Fidelity National Financial in 2000, Fidelity National Financial also assumed CT&T's noncontributory defined benefit plan (the "Pension Plan"). The Pension Plan covers certain CT&T and subsidiary employees. The benefits are based on years of service and the employee's average monthly compensation in the highest 60 consecutive calendar months during 120 months ending at retirement or termination. The parent company's funding policy is to contribute annual at least the minimum required contribution under the Employee Retirement Income Security Act (ERISA). Contributions are intended to provide not only for benefits accrued to date, but also for those expected to be earned in the future. Each year the Company is allocated net periodic pension expense from CT&T based on employee count for plan participants. Effective January 1, 2001, the Pension Plan was frozen and future contributions of Pension Plan benefits will terminate. The Company's net periodic pension expense

NOTES TO FINANCIAL STATEMENTS

associated with this plan in 2004 and 2003 was $942,263 and $380,473, respectively. The accrued pension liability at December 31, 2004 and 2003 was $9,021,297 and $6,257,790 respectively. Other disclosures required by generally accepted accounting principles are not calculated on a separate company basis.

The Company recorded an additional minimum pension liability change of $1,921,468 and $1,689,022 during 2004 and 2003, respectively, for its proportional participation in the plan. In accordance with its interpretation of SSAP 8, *Pensions*, the Company recorded this change as an adjustment in its statutory equity.

Fidelity National Financial assumed certain health care and life insurance benefits for retired CT&T and subsidiary employees in connection with the CT&T acquisition. The cost of these benefit plans are accrued during the periods the employees render service. CT&T is self insured for its post retirement 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. Post retirement life insurance benefits are contributory, with coverage amounts declining with increases in a retiree's age. The current expenses of these plans are charged to participating subsidiaries on a pass through cost basis. The Company experienced net health care and life insurance cost of approximately $(20,522) and $(100,587) after retiree contributions during 2004 and 2003, respectively.

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. <u>Capital and Surplus, Dividend Restrictions and Quasi-Reorganizations:</u>

A. Share information on the Company's common stock is disclosed in General Interrogatories in this Annual Statement.

B. Share information on the Company's preferred stock, if any, is disclosed in General Interrogatories in this Annual Statement.

C. The maximum amount of dividends, which can be paid by State of California Insurance companies to shareholders without prior approval of the Insurance Commissioner, is subject to restrictions relating to statutory surplus. Statutory surplus at December 31, 2004 was $73,297,924. The maximum dividend payout which may be made without prior approval in 2005 is $29,350,686. The Company declared and paid cash dividends of $11,300,000 and non cash dividends of $1,858,355 during 2004.

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

E. Advances to surplus not repaid – Non-applicable.

F. The Company holds no stock for any option or employee benefit plans.

G. Changes in balances in special surplus funds – Non-applicable

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

(1) Unrealized gains and losses	$	13,186,198
(2) Non-admitted asset values	$	(4,256,336)
(3) Separate account business	$	- 0-
(4) Assets valuation reserves	$	- 0 -
(**5**) Provision for reinsurance	$	-0-

I. Surplus Notes – None

J. Quasi-reorganization – Non-applicable

14. <u>Contingencies</u>:

A. Contingent Commitments – None.

B. Assessments – Non-applicable

C. Gain Contingencies - None

D. All Other Contingencies:

NOTES TO FINANCIAL STATEMENTS

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

A class action lawsuit was filed in Ohio alleging that the Company failed to give discounts in refinancing transactions in violation of the filed rates. The action seeks refunds of the premiums charged and punitive damages. The Company intends to vigorously defend this action.

15. Leases:

The Company is a party to a number of long-term noncancelable operating leases for certain facilities, furniture and equipment which expire at various times thru 2010. Rental expense for the years 2004 and 2003 was $3,527,261 and $3,596,811, respectively. At December 31, 2004, the minimum rental commitments under all such leases with initial or remaining terms of more than one year, exclusive of any additional amounts that may become due under escalation clauses, are:

2005	1,303,990
2006	1,270,363
2007	1,109,548
2008	581,145
2009 and beyond	580,522
	4,845,568

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 $4,540,014 and $4,313,848 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 $90,348,962 and $58,208,643 of such assets in trust and has a contingent liability relating to the proper disposition of these assets for its customers.

22. Events Subsequent:

There were no events subsequent to December 31, 2004, which may have a material effect on the financial condition of the Company.

23. Reinsurance:

NOTES TO FINANCIAL STATEMENTS

A. Unsecured Reinsurance Recoverable – None

B. Reinsurance in Dispute – None

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 $223,792 from $5,512,241 in 2003 to $5,736,033 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 1 Amount	2 Percentage	Admitted Assets as Reported in the Annual Statement 3 Amount	4 Percentage
1. Bonds:				
1.1 U.S. treasury securities	4,540,013	4.961	4,540,013	4.961
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	12,261,151	13.398	12,261,151	13.398
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	16,422,901	17.945	16,422,901	17.945
1.42 Political subdivisions of states, territories and possessions and political subdivisions general obligations	1,975,630	2.159	1,975,630	2.159
1.43 Revenue and assessment obligations	958,308	1.047	958,308	1.047
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)	12,097,152	13.218	12,097,152	13.218
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	5,940,889	6.492	5,940,889	6.492
3.4 Other equity securities:				
3.41 Affiliated	16,062,477	17.551	16,062,477	17.551
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	129,176	0.141	129,176	0.141
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	384,188	0.420	384,188	0.420
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	1,113,153	1.216	1,113,153	1.216
8. Cash, cash equivalents and short-term investments	16,992,614	18.568	16,992,614	18.568
9. Other invested assets	2,640,000	2.885	2,640,000	2.885
10. Total invested assets	91,517,652	100.000	91,517,652	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? ____________

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. 12/31/1999

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). 08/23/2001

3.4 By what department or departments? California Department of Insurance

4.1 During the period covered by this statement, did any agent, broker, sales representative, non-affiliated sales/service organization or any combination thereof under common control (other than salaried employees of the reporting entity) receive credit or commissions for or control a substantial part (more than 20 percent of any major line of business measured on direct premiums) of:

4.11 sales of new business? Yes [ ] No [X]
4.12 renewals? Yes [ ] No [X]

4.2 During the period covered by this statement, did any sales/service organization owned in whole or in part by the reporting entity or an affiliate, receive credit or commissions for or control a substantial part (more than 20 percent of any major line of business measured on direct premiums) of:

4.21 sales of new business? Yes [ ] No [X]
4.22 renewals? Yes [ ] No [X]

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

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

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

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

6.2 If yes, give full information

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

7.2 If yes,

7.21 State the percentage of foreign control 0 %

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

1 Nationality	2 Type of Entity

GENERAL INTERROGATORIES

8.1 Is the company a subsidiary of a bank holding company regulated by the Federal Reserve Board? Yes [ ] No [X]

8.2 If response to 8.1 is yes, please identify the name of the bank holding company.

8.3 Is the company affiliated with one or more banks, thrifts or securities firms? Yes [ ] No [X]

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

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

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 Avenue, 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	$ 0
15.12	To stockholders not officers	$ 0
15.13	Trustees, supreme or grand (Fraternal only)	$ 0

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	$ 0
15.22	To stockholders not officers	$ 0
15.23	Trustees, supreme or grand (Fraternal only)	$ 0

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	$ 0
16.22	Borrowed from others	$ 0
16.23	Leased from others	$ 0
16.24	Other	$ 0

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	$ 0
17.22	Amount paid as expenses	$ 0
17.23	Other amounts paid	$ 0

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	0.00	0.00	0.00	0.00	Yes [ ] No [X]	Yes [ ] No [X]
Common	5,500.00	5,500.00	5,500.00	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	$ 0
20.22	Subject to repurchase agreements	$ 0
20.23	Subject to reverse repurchase agreements	$ 0
20.24	Subject to dollar repurchase agreements	$ 0
20.25	Subject to reverse dollar repurchase agreements	$ 0
20.26	Pledged as collateral	$ 0
20.27	Placed under option agreements	$ 0
20.28	Letter stock or securities restricted as to sale	$ 0
20.29	Other	$ 0

20.3 For category (20.28) provide the following:

1 Nature of Restriction	2 Description	3 Amount
		0
		0
		0
		0
		0

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. $ 0

GENERAL INTERROGATORIES

INVESTMENT

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

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

1 Name of Custodian(s)	2 Custodian's Address
BNY Western Trust	700 South Flower Street, 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 [X]

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

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

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

1 Central Registration Depository Number(s)	2 Name	3 Address
Managed in House	Matthew Hartmann	601 Riverside Avenue, Jacksonville, FL 32204
Managed in House	Sean Casey	601 Riverside Avenue, 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 [X]

24.2 If yes, complete the following schedule:

1 CUSIP#	2 Name of Mutual Fund	3 Book/Adjusted Carrying Value
		0
		0
		0
		0
		0
		0
		0
		0
		0
		0
9999999 Total		0

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
		0	
		0	
		0	
		0	
		0	
		0	
		0	
		0	
		0	
		0	

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	62,775,405	62,850,272	74,867
25.2 Preferred stocks	0	0	0
25.3 Totals	62,775,405	62,850,272	74,867

25.4 Describe the sources or methods utilized in determining the fair values: Fair Market Values obtained from J.J. Kenny Pricing Services and other pricing service organizations

26.1 Have all the filing requirements of the Purposes and Procedures manual of the NAIC Securitites 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? $ 20,409

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
California Land Title Association	$ 6,843
American Land Title Association	$ 7,629
	$ 0
	$ 0
	$ 0

28.1 Amount of payments for legal expenses, if any? $ 16,986

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	$ 16,786
	$ 0
	$ 0
	$ 0
	$ 0

29.1 Amount of payments for expenditures in connection with matters before legislative bodies, officers or department of government, if any? $ 0

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
	$ 0
	$ 0
	$ 0
	$ 0
	$ 0

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. $ 20,000,000

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	$
6.2	Balance to be advanced	$
6.3	Total amount to be loaned	$

7.1 Does the reporting entity issue bonds secured by certificates of participation in building construction loans prior to the completion of the buildings? YES [ ] NO [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	$ 22,400,000
9.12	Short-term investments	$
9.13	Mortgages	$
9.14	Cash	$
9.15	Other admissible invested assets	$
9.16	Total	$ 22,400,000

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:	$ 90,348,962
	These funds consist of:	
9.22	In cash on deposit	$ 90,348,962
9.23	Other forms of security	$

FIVE-YEAR HISTORICAL DATA

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

	1 2004	2 2003	3 2002	4 2001	5 2000
Source of Direct Title Premiums Written (Part 1A)					
1. Direct operations (Part 1A, Line 1, Col. 1)	24,820,414	12,891,221			41,260
2. Non-affiliated agency operations (Part 1A, Line 1, Col. 2)	51,245,119	43,375,207	43,422,502	31,174,723	26,835,068
3. Affiliated agency operations (Part 1A, Line 1, Col. 3)	18,631,976	18,280,821	17,487,969	16,151,984	12,470,735
4. Total	94,697,509	74,547,249	60,910,471	47,326,707	39,347,063
Operating Income Summary (Page 4 & Part 1)					
5. Premiums earned (Part 1B, Line 3)	92,547,753	73,102,108	60,340,039	47,388,999	40,065,659
6. Escrow and settlement service charges (Part 1A, Line 2)	3,103,053	1,453,974			36,305
7. Title examinations (Part 1C, Line 1)	1,010		240	19,070	2,909,193
8. Searches and abstracts (Part 1C, Line 2)	23,519,834	25,840,817	22,706,917	19,799,055	3,879,929
9. Surveys (Part 1C, Line 3)					
10. Aggregate write-ins for service charges (Part 1C, Line 4)	4,040,681	5,814,055	5,324,351	4,751,422	2,514,941
11. Aggregate write-ins for other operating income (Page 4, Line 2)					
12. Total operating income (Page 4, Line 3)	123,212,331	106,210,954	88,371,547	71,958,546	49,406,027
Statement of Income (Page 4)					
13. Net operating gain or (loss) (Line 8)	9,972,805	4,814,719	(511,112)	658,512	(2,070,049)
14. Net investment gain or (loss) (Line 11)	24,709,235	10,092,593	(948,620)	10,422,909	4,674,603
15. Total other income (Line 12)					
16. Federal and foreign income taxes incurred (Line 14)	5,331,354	3,558,079	(835,526)	2,367,764	604,396
17. Net income (Line 15)	29,350,686	11,349,233	(624,206)	8,713,657	2,000,158
Balance Sheet Items (Pages 2 and 3)					
18. Title insurance premiums and fees receivable (Page 2, Line 12, Col. 3)	365,893	1,374,767	2,807,452	2,511,615	2,333,559
19. Total admitted assets excluding segregated accounts (Page 2, Line 24, Col. 3)	120,269,207	115,837,389	101,451,919	104,390,686	96,232,760
20. Known claims reserve (Page 3, Line 1)	5,736,033	5,512,241	5,492,628	6,177,250	5,868,403
21. Statutory premium reserve (Page 3, Line 2)	22,388,566	21,343,285	20,881,033	21,077,827	21,930,437
22. Total liabilities (Page 3, Line 21)	46,971,283	51,841,110	48,813,004	44,179,969	41,153,242
23. Capital paid up (Page 3, Lines 23 + 24)	30,250,000	30,250,000	30,250,000	30,250,000	30,250,000
24. Surplus as regards policyholders (Page 3, Line 30)	73,297,924	63,996,280	52,638,915	60,210,716	55,079,518
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)	52.7	50.6	48.2	38.4	50.0
26. Stocks (Lines 2.1 & 2.2)	24.0	30.8	33.0	25.4	21.9
27. Mortgage loans on real estate (Line 3.1 and 3.2)	0.1	0.1		0.1	
28. Real estate (Lines 4.1, 4.2 & 4.3)	0.4	1.7	2.7	5.4	6.9
29. Cash, cash equivalents and short-term investments (Line 5)	18.6	13.5	11.7	21.9	14.3
30. Contract loans (Line 6)			X X X	X X X	X X X
31. Other invested assets (Line 7)	2.9	3.2	3.2	3.2	3.2
32. Receivable for securities (Line 8)	1.2				
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)	16,062,477	33,003,799	22,389,528	14,123,967	11,364,430
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	2,640,000	3,170,000			
41. Total of above Lines 35 to 40	18,702,477	36,173,799	22,389,528	14,123,967	11,364,430
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)	25.5	56.5	42.5	24.1	20.6

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)	(14,014,618)	11,305,996	2,339,234	516,387	2,905,160
44. Change in nonadmitted assets (Line 21)	8,651,536	(2,987,945)	(1,241,208)	547,094	(685,462)
45. Dividends to stockholders (Line 28)	(13,158,355)	(5,200,000)	(8,700,000)	(5,500,000)	(4,000,000)
46. Change in surplus as regards policyholders for the year (Line 31)	9,301,644	11,357,365	(7,571,798)	5,131,195	1,016,140
Losses Paid and Incurred (Part 2A)					
47. Net payments (Line 5, Col. 4)	5,931,185	3,978,235	4,402,046	4,707,918	2,527,713
48. Losses and allocated LAE incurred (Line 8, Col. 4)	6,154,978	3,997,848	3,717,423	5,016,765	2,803,032
49. Unallocated LAE incurred (Line 9, Col. 4)					248,449
50. Losses and loss adjustment expenses incurred (Line 10, Col. 4)	6,154,978	3,997,848	3,717,423	5,016,765	3,051,481
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)	21.6	22.0	18.0	15.8	28.0
52. Amount paid to or retained by title agents (Part 3, Line 2, Col. 4)	47.9	48.9	58.3	57.0	71.5
53. All other operating expenses (Part 3, Lines 24 minus 1.5 minus 2, Col. 4)	17.4	20.8	20.1	19.3	(1.5)
54. Total (Lines 51 to 53)	86.9	91.7	96.4	92.1	98.0
Operating Percentages (Page 4) (Line item divided by Page 4, Line 3 x 100.0)					
55. Losses and loss adjustment expenses incurred (Line 4)	5.0	3.8	4.2	6.9	6.2
56. Operating expenses incurred (Line 5)	86.9	91.7	96.4	92.1	98.0
57. Aggregate write-ins for other operating deductions (Line 6)					
58. Total operating deductions (Line 7)	91.9	95.5	100.6	99.0	104.2
59. Net operating gain or (loss) (Line 8)	8.1	4.5	(0.6)	0.9	(4.2)
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)	6.5	5.4	6.1	0.1	0.1
61. Operating expenses incurred to net premiums written (Page 4, Line 5)	113.1	130.5	139.1	1.4	1.2

SCHEDULE A - VERIFICATION BETWEEN YEARS

1.	Book/adjusted carrying value, December 31, prior year (prior year statement)	1,630,825
2.	Increase (decrease) by adjustment:	
	2.1 Totals, Part 1, Column 11	(29,119)
	2.2 Totals, Part 3, Column 7	(12,122)
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	1,338,131
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	2,543,527
8.	Book/adjusted carrying value at the end of current period	384,188
9.	Total valuation allowance	
10.	Subtotal (Lines 8 plus 9)	384,188
11.	Total nonadmitted amounts	
12.	Statement value, current period (Page 2, real estate lines, Net Admitted Assets Column)	384,188

SCHEDULE B - VERIFICATION BETWEEN YEARS

1.	Book value/recorded investment excluding accrued interest on mortgages owned, December 31 of prior year		139,461
2.	Amount loaned during year:		
	2.1 Actual cost at time of acquisitions	135,000	
	2.2 Additional investment made after acquisitions		135,000
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		5,935
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		268,526
10.	Total valuation allowance		
11.	Subtotal (Lines 9 plus 10)		268,526
12.	Total nonadmitted amounts		139,350
13.	Statement value of mortgages owned at end of current period (Page 2, mortgage lines, Net Admitted Assets Column)		129,176

SCHEDULE BA - VERIFICATION BETWEEN YEARS

1.	Book/adjusted carrying value of long-term invested assets owned, December 31 of prior year		3,170,000
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		530,000
7.	Amortization of premium		
8.	Increase (decrease) by foreign exchange adjustment		
9.	Book/adjusted carrying value of long-term invested assets at end of current period		2,640,000
10.	Total valuation allowance		
11.	Subtotal (Lines 9 plus 10)		2,640,000
12.	Total nonadmitted amounts		
13.	Statement value of long-term invested assets at end of current period (Page 2, Line 7, Column 3)		2,640,000

SCHEDULE D - SUMMARY BY COUNTRY

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

Description		1 Book/Adjusted Carrying Value	2 Fair Value	3 Actual Cost	4 Par Value of Bonds
BONDS Governments (Including all obligations guaranteed by governments)	1. United States	16,801,164	16,782,691	16,974,453	16,115,000
	2. Canada				
	3. Other Countries				
	4. Totals	16,801,164	16,782,691	16,974,453	16,115,000
States, Territories and Possessions (Direct and guaranteed)	5. United States	16,422,901	16,616,476	16,723,657	15,255,000
	6. Canada				
	7. Other Countries				
	8. Totals	16,422,901	16,616,476	16,723,657	15,255,000
Political Subdivisions of States, Territories and Possessions (Direct and guaranteed)	9. United States	1,975,630	1,979,724	2,011,254	1,800,000
	10. Canada				
	11. Other Countries				
	12. Totals	1,975,630	1,979,724	2,011,254	1,800,000
Special revenue and special assessment obligations and all non-guaranteed obligations of agencies and authorities of governments and their political subdivisions	13. United States	958,308	977,740	982,985	940,000
	14. Canada				
	15. Other Countries				
	16. Totals	958,308	977,740	982,985	940,000
Public Utilities (unaffiliated)	17. United States				
	18. Canada				
	19. Other Countries				
	20. Totals				
Industrial and Miscellaneous and Credit Tenant Loans (unaffiliated)	21. United States	12,097,152	11,963,173	12,566,613	11,205,000
	22. Canada				
	23. Other Countries				
	24. Totals	12,097,152	11,963,173	12,566,613	11,205,000
Parent, Subsidiaries and Affiliates	25. Totals				
	26. Total Bonds	48,255,155	48,319,804	49,258,962	45,315,000
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	5,940,889	5,940,889	4,979,115	
	50. Canada				
	51. Other Countries				
	52. Totals	5,940,889	5,940,889	4,979,115	
Parent, Subsidiaries and Affiliates	53. Totals	16,062,477	16,062,477	3,877,179	
	54. Total Common Stocks	22,003,366	22,003,366	8,856,294	
	55. Total Stocks	22,003,366	22,003,366	8,856,294	
	56. Total Bonds and Stocks	70,258,521	70,323,170	58,115,256	

SCHEDULE D - VERIFICATION BETWEEN YEARS

1. Book/adjusted carrying value of bonds and stocks, prior year		85,852,895
2. Cost of bonds and stocks acquired, Column 7, Part 3		132,290,873
3. Increase (decrease) by adjustment:		
3.1 Columns 12 + 13 - 14, Part 1	(752,733)	
3.2 Column 18, Part 2, Section 1		
3.3 Column 15, Part 2, Section 2	(3,662,906)	
3.4 Column 14, Part 4	(11,767,995)	(16,183,634)
4. Total gain (loss), Column 19, Part 4		2,848,275
5. Deduct consideration for bonds and stocks disposed of Column 7, Part 4		134,549,887
6. Foreign Exchange Adjustment:		
6.1 Column 15, Part 1		
6.2 Column 19, Part 2, Section 1		
6.3 Column 16, Part 2, Section 2		
6.4 Column 15, Part 4		
7. Book/adjusted carrying value at end of current period		70,258,522
8. Total valuation allowance		
9. Subtotal (Lines 7 plus 8)		70,258,522
10. Total nonadmitted amounts		
11. Statement value of bonds and stocks, current period		70,258,522

SCHEDULE D - PART 1A - SECTION 1

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

Quality Rating per the NAIC Designation	1 1 Year or Less	2 Over 1 Year Through 5 Years	3 Over 5 Years Through 10 Years	4 Over 10 Years Through 20 Years	5 Over 20 Years	6 Total Current Year	7 Col. 6 as a % of Line 10.7	8 Total from Col. 6 Prior Year	9 % From Col. 7 Prior Year	10 Total Publicly Traded	11 Total Privately Placed (a)
1. U.S. Governments, Schedules D & DA (Group 1)											
1.1 Class 1	5,849,759	7,950,891	3,000,514			16,801,164	26.764	16,114,429	26.469	16,801,164	
1.2 Class 2											
1.3 Class 3											
1.4 Class 4											
1.5 Class 5											
1.6 Class 6											
1.7 Totals	5,849,759	7,950,891	3,000,514			16,801,164	26.764	16,114,429	26.469	16,801,164	
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		10,091,163	4,831,738		1,500,000	16,422,901	26.161	17,693,809	29.063	16,422,901	
3.2 Class 2											
3.3 Class 3											
3.4 Class 4											
3.5 Class 5											
3.6 Class 6											
3.7 Totals		10,091,163	4,831,738		1,500,000	16,422,901	26.161	17,693,809	29.063	16,422,901	
4. Political Subdivisions of States, Territories and Possessions, Guaranteed, Schedules D & DA (Group 4)											
4.1 Class 1		629,229	1,346,402			1,975,631	3.147	3,835,610	6.300	1,975,630	
4.2 Class 2											
4.3 Class 3											
4.4 Class 4											
4.5 Class 5											
4.6 Class 6											
4.7 Totals		629,229	1,346,402			1,975,631	3.147	3,835,610	6.300	1,975,630	
5. Special Revenue & Special Assessment Obligations, etc., Non-Guaranteed, Schedules D & DA (Group 5)											
5.1 Class 1		958,308				958,308	1.527	5,050,602	8.296	958,308	
5.2 Class 2											
5.3 Class 3											
5.4 Class 4											
5.5 Class 5											
5.6 Class 6											
5.7 Totals		958,308				958,308	1.527	5,050,602	8.296	958,308	

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	15,550,147	8,814,251	528,754			24,893,152	39.654	16,491,249	27.088	24,893,152	
7.2 Class 2	1,033,547	690,701				1,724,248	2.747	1,694,203	2.783	1,724,248	
7.3 Class 3											
7.4 Class 4											
7.5 Class 5											
7.6 Class 6											
7.7 Totals	16,583,694	9,504,952	528,754			26,617,400	42.401	18,185,452	29.871	26,617,400	
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	21,399,906	28,443,842	9,707,408		1,500,000	61,051,156	97.253	X X X	X X X	61,051,155	
10.2 Class 2	1,033,547	690,701				1,724,248	2.747	X X X	X X X	1,724,248	
10.3 Class 3								X X X	X X X		
10.4 Class 4								X X X	X X X		
10.5 Class 5						(c)		X X X	X X X		
10.6 Class 6						(c)		X X X	X X X		
10.7 Totals	22,433,453	29,134,543	9,707,408		1,500,000	(b) 62,775,404	100.000	X X X	X X X	62,775,403	
10.8 Line 10.7 as a % of Col. 6	35.736	46.411	15.464		2.389	100.000	X X X	X X X	X X X	100.000	
11. Total Bonds Prior Year											
11.1 Class 1	18,599,542	25,214,931	4,825,234	3,395,993	7,150,000	X X X	X X X	59,185,700	97.217	59,185,699	
11.2 Class 2		1,694,203				X X X	X X X	1,694,203	2.783	1,694,203	
11.3 Class 3						X X X	X X X				
11.4 Class 4						X X X	X X X				
11.5 Class 5						X X X	X X X	(c)			
11.6 Class 6						X X X	X X X	(c)			
11.7 Totals	18,599,542	26,909,134	4,825,234	3,395,993	7,150,000	X X X	X X X	(b) 60,879,903	100.000	60,879,902	
11.8 Line 11.7 as a % of Col. 8	30.551	44.200	7.926	5.578	11.744	X X X	X X X	100.000	X X X	100.000	
12. Total Publicly Traded Bonds											
12.1 Class 1	21,399,906	28,443,842	9,707,407		1,500,000	61,051,155	97.253	59,185,699	97.217	61,051,155	X X X
12.2 Class 2	1,033,547	690,701				1,724,248	2.747	1,694,203	2.783	1,724,248	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	22,433,453	29,134,543	9,707,407		1,500,000	62,775,403	100.000	60,879,902	100.000	62,775,403	X X X
12.8 Line 12.7 as a % of Col. 6	35.736	46.411	15.464		2.389	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	35.736	46.411	15.464		2.389	100.000	X X X	X X X	X X X	100.000	X X X
13. Total Privately Placed Bonds											
13.1 Class 1										X X X	
13.2 Class 2										X X X	
13.3 Class 3										X X X	
13.4 Class 4										X X X	
13.5 Class 5										X X X	
13.6 Class 6										X X X	
13.7 Totals										X X X	
13.8 Line 13.7 as a % of Col. 6							X X X	X X X	X X X	X X X	
13.9 Line 13.7 as a % of Line 10.7, Col. 6, Section 10							X X X	X X X	X X X	X X X	

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

(b) Includes $ 0 current year, $ 1,088,188 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	5,849,759	7,950,891	3,000,514			16,801,164	26.764	11,177,810	18.360	16,801,164	
1.2 Single Class Mortgage-Backed/Asset-Backed Securities								4,936,619	8.109		
1.7 Totals	5,849,759	7,950,891	3,000,514			16,801,164	26.764	16,114,429	26.469	16,801,164	
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		10,091,163	4,831,738		1,500,000	16,422,901	26.161	17,693,809	29.063	16,422,901	
3.2 Single Class Mortgage-Backed/Asset-Backed Securities											
MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES											
3.3 Defined											
3.4 Other											
MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES											
3.5 Defined											
3.6 Other											
3.7 Totals		10,091,163	4,831,738		1,500,000	16,422,901	26.161	17,693,809	29.063	16,422,901	
4. Political Subdivisions of States, Territories and Possessions, Guaranteed, Schedules D & DA (Group 4)											
4.1 Issuer Obligations		629,229	1,346,402			1,975,631	3.147	3,835,610	6.300	1,975,630	
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		629,229	1,346,402			1,975,631	3.147	3,835,610	6.300	1,975,630	
5. Special Revenue & Special Assessment Obligations, etc., Non-Guaranteed, Schedules D & DA (Group 5)											
5.1 Issuer Obligations		958,308				958,308	1.527	5,050,602	8.296	958,308	
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		958,308				958,308	1.527	5,050,602	8.296	958,308	

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	16,583,695	9,504,952	528,754			26,617,401	42.401	18,185,451	29.871	26,617,401	
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	16,583,695	9,504,952	528,754			26,617,401	42.401	18,185,451	29.871	26,617,401	
8. Credit Tenant Loans, Schedules D & DA (Group 8)											
8.1 Issuer Obligations											
8.7 Totals											
9. Parent, Subsidiaries and Affiliates, Schedules D & DA (Group 9)											
9.1 Issuer Obligations											
9.2 Single Class Mortgage-Backed/Asset-Backed Securities											
MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES											
9.3 Defined											
9.4 Other											
MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES											
9.5 Defined											
9.6 Other											
9.7 Totals											

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

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

Distribution by Type	1 1 Year or Less	2 Over 1 Year Through 5 Years	3 Over 5 Years Through 10 Years	4 Over 10 Years Through 20 Years	5 Over 20 Years	6 Total Current Year	7 Col. 6 as a % of Line 10.7	8 Total from Col. 6 Prior Year	9 % From Col. 7 Prior Year	10 Total Publicly Traded	11 Total Privately Placed
10. Total Bonds Current Year											
10.1 Issuer Obligations	22,433,454	29,134,543	9,707,408		1,500,000	62,775,405	100.000	X X X	X X X	62,775,404	
10.2 Single Class Mortgage-Backed/Asset-Backed Securities								X X X	X X X		
MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES											
10.3 Defined								X X X	X X X		
10.4 Other								X X X	X X X		
MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES											
10.5 Defined								X X X	X X X		
10.6 Other								X X X	X X X		
10.7 Totals	22,433,454	29,134,543	9,707,408		1,500,000	62,775,405	100.000	X X X	X X X	62,775,404	
10.8 Line 10.7 as a % of Col. 6	35.736	46.411	15.464		2.389	100.000	X X X	X X X	X X X	100.000	
11. Total Bonds Prior Year											
11.1 Issuer Obligations	17,481,353	24,640,647	3,671,282	3,000,000	7,150,000	X X X	X X X	55,943,282	91.891	55,943,282	
11.2 Single Class Mortgage-Backed/Asset-Backed Securities	1,118,188	2,268,486	1,153,952	395,993		X X X	X X X	4,936,619	8.109	4,936,619	
MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES											
11.3 Defined						X X X	X X X				
11.4 Other						X X X	X X X				
MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES											
11.5 Defined						X X X	X X X				
11.6 Other						X X X	X X X				
11.7 Totals	18,599,541	26,909,133	4,825,234	3,395,993	7,150,000	X X X	X X X	60,879,901	100.000	60,879,901	
11.8 Line 11.7 as a % of Col. 8	30.551	44.200	7.926	5.578	11.744	X X X	X X X	100.000	X X X	100.000	
12. Total Publicly Traded Bonds											
12.1 Issuer Obligations	22,433,454	29,134,543	9,707,407		1,500,000	62,775,404	100.000	55,943,282	91.891	62,775,404	X X X
12.2 Single Class Mortgage-Backed/Asset-Backed Securities								4,936,619	8.109		X X X
MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES											
12.3 Defined											X X X
12.4 Other											X X X
MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES											
12.5 Defined											X X X
12.6 Other											X X X
12.7 Totals	22,433,454	29,134,543	9,707,407		1,500,000	62,775,404	100.000	60,879,901	100.000	62,775,404	X X X
12.8 Line 12.7 as a % of Col. 6	35.736	46.411	15.464		2.389	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	35.736	46.411	15.464		2.389	100.000	X X X	X X X	X X X	100.000	X X X
13. Total Privately Placed Bonds											
13.1 Issuer Obligations										X X X	
13.2 Single Class Mortgage-Backed/Asset-Backed Securities										X X X	
MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES											
13.3 Defined										X X X	
13.4 Other										X X X	
MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES											
13.5 Defined										X X X	
13.6 Other										X X X	
13.7 Totals										X X X	
13.8 Line 13.7 as a % of Col. 6							X X X	X X X	X X X	X X X	
13.9 Line 13.7 as a % of Line 10.7, Col. 6, Section 10							X X X	X X X	X X X	X X X	

SCHEDULE DA - PART 2

Verification of SHORT-TERM INVESTMENTS Between Years

	1 Total	2 Bonds	3 Mortgage Loans	4 Other Short-term Investment Assets (a)	5 Investments in Parent, Subsidiaries and Affiliates
1. Book/adjusted carrying value, December 31 of prior year	11,285,532	11,285,532			
2. Cost of short-term investments acquired	197,025,451	197,025,451			
3. Increase (decrease) by adjustment					
4. Increase (decrease) by foreign exchange adjustment					
5. Total profit (loss) on disposal of short-term investments					
6. Consideration received on disposal of short-term investments	193,790,735	193,790,735			
7. Book/adjusted carrying value, current year	14,520,248	14,520,248			
8. Total valuation allowance					
9. Subtotal (Lines 7 plus 8)	14,520,248	14,520,248			
10. Total nonadmitted amounts					
11. Statement value (Lines 9 minus 10)	14,520,248	14,520,248			
12. Income collected during year	64,397	64,397			
13. Income earned during year	64,397	64,397			

(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 Depository		2 Rate of Interest	3 Balance
OPEN DEPOSITORIES FEDERALLY INSURED DEPOSITORIES			
Union Bank	Pasadena CA		88,635,717
Bank of the West	San Francisco CA		771,452
Union Bank	Fresno CA		909,187
0199998 Deposits in (1) depositories which do not exceed the allowable limit in any one depository		X X X	32,606
0199999 Total Federally Insured Depositories		X X X	90,348,962
NON-FEDERALLY INSURED DEPOSITORIES			
Union Bank	Fresno CA		831,980
0299999 Total Non-Federally Insured Depositories		X X X	831,980
0399999 Total Open Depositories - Dec. 31st		X X X	91,180,942
SUSPENDED DEPOSITORIES			
0499999 Total Suspended Depositories - Dec. 31st		X X X	
0599999 Grand Total - All Depositories - Dec. 31st		X X X	91,180,942

1.	Totals: Last day of January	49,819,822
2.	February	63,995,986
3.	March	91,822,431
4.	April	77,652,254
5.	May	77,800,620
6.	June	98,863,693
7.	July	72,795,186
8.	August	87,053,268
9.	September	107,092,436
10.	October	97,144,448
11.	November	115,966,775
12.	December	91,180,941

NONE Schedule E - Part 1B

NONE Schedule E - Part 1C

SCHEDULE E - PART 1D - SUMMARY

Segregated Funds Held for Others			
	1	2	3
Type	Non-Interest Earning	Interest Earning	Total (Cols. 1 + 2)
1. Open depositories	90,348,962		90,348,962
2. Suspended depositories			
3. Total segregated cash funds held for others (General Interrogatories-Part 2, Line 9.22)	90,348,962		90,348,962
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)	90,348,962		90,348,962

Company Funds on Hand and on Deposit	
General Funds	
6. Open depositories	2,472,066
7. Suspended depositories	
8. Total general funds	2,472,066
Reinsurance Reserve Funds	
9. Open depositories	
10. Suspended depositories	
11. Total reinsurance reserve funds	
Total Company Funds	
12. Open depositories	2,472,066
13. Suspended depositories	
14. Total company funds on deposit (Lines 8 & 11)	2,472,066
15. Company funds on hand	300
16. Total company funds on hand and on deposit	2,472,366

SCHEDULE E - PART 1E - SUMMARY OF INTEREST EARNED

	1	2	3
Interest Earned On	Interest Earned by Company	Average Monthly Balance of Non-Earning Deposits	Average Monthly Balance of Earning Deposits
Segregated Funds Held for Others			
17. Open depositories		85,932,322	
18. Suspended depositories			
19. Total segregated funds held for others		85,932,322	
Company Funds on Deposit			
20. Open depositories	103	63,104,351	
21. Suspended depositories			
22. Total company funds on deposit	103	63,104,351	
Total All Funds on Deposit			
23. Open depositories	103	149,036,673	
24. Suspended depositories			
25. Total all funds on deposit	103	149,036,673	

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

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

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

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

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

2.2 If yes, give details below.

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

SCHEDULE F - PART 1

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

1 Federal ID Number	2 NAIC Company Code	3 Name of Reinsured	4 Domiciliary Jurisdiction	5 Reinsurance Assumed Liability	6 Assumed Premiums Received	7 Reinsurance Payable on Paid Losses and Loss Adjustment Expenses	8 Reinsurance Payable on Known Case Losses and LAE Reserves	9 Assumed Premiums Receivable	10 Funds Held By or Deposited With Reinsured Companies	11 Letters of Credit Posted	12 Amount of Assets Pledged or Compensating Balances to Secure Letters of Credit
36-2468956	50229	Chicago Title Insurance Company	Kansas City Missouri	290,419	50						
86-0417131	51586	Fidelity National Title Insurance Company	Santa Barbara California	179,000	32						
0299999		Total Affiliates - U.S. Non-Pool		469,419	82						
0499999		Total Affiliates		469,419	82						
95-2566122	50814	First American Title Insurance Company	Santa Ana California	18,704	4						
76-0233294	51420	Stewart Title Insurance Company	Syracuse New York	13,250	5						
0599998		Total Other U.S. Unaffiliated Insurers Less Than $50,000									
0599999		Total Other U.S. Unaffiliated Insurers		31,954	9						
9999999		TOTALS		501,373	91						

SCHEDULE F - PART 2

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

1	2	3	4	5	6	7	8	9	Reinsurance Payable		12	13
									10	11		
Federal ID Number	NAIC Company Code	Name of Reinsurer	Domiciliary Jurisdiction	Reinsurance Contracts Ceding 75% or More of Direct Premiums Written	Reinsurance Ceded Liability	Ceded Reinsurance Premiums Paid	Reinsurance Recoverable on Paid Losses and Loss Adjustment Expenses	Reinsurance Recoverable on Known Case Losses and LAE Reserves	Ceded Balances Payable	Other Amounts Due to Reinsurers	Net Amount Recoverable From Reinsurers (Cols. 8 + 9 - 10 - 11)	Funds Held By Company Under Reinsurance Treaties
AA-3194139	00000	Axis Specialty Limited	Bermuda			8						
AA-3190463	00000	IPCRe Limited	Bermuda			5						
AA-3190757	00000	XL Re Ltd	Bermuda			3						
AA-1128488	00000	Lloyd's Syndicate AGM-Ace	London			2						
AA-1126570	00000	Lloyd's Syndicate ATR-Atrium	London			1						
AA-1126623	00000	Lloyd's Syndicate AFB-Beazley	London			6						
AA-1128623	00000	Lloyd's Syndicate AFB-Beazley	London			7						
AA-1128987	00000	Lloyd's Syndicate BRT-Brit	London			1						
AA-1126190	00000	Lloyd's Syndicate FRW-Liberty	London			6						
AA-1126435	00000	Lloyd's Syndicate FDY-Faraday	London			1						
AA-1126033	00000	Lloyd's Syndicate HIS-Hiscox	London			4						
AA-1126510	00000	Lloyd's Syndicate KLN-Kiln	London									
AA-1126727	00000	Lloyd's Syndicate SAM-Meacock	London			1						
AA-1126958	00000	Lloyd's Syndicate GSC-Christensen	London			2						
0899999		Total Authorized - Other Non-U.S. Insurers				47						
0999999		Total Authorized				47						
00-0000000	11491	Security Title Insurance Company	Burlington Vermont		146,994	48						
1499999		Total Unauthorized - Other U.S. Unaffiliated Insurers			146,994	48						
1899999		Total Unauthorized			146,994	48						
9999999		Totals			146,994	95						

SCHEDULE F - PART 3

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

1 Federal ID Number	2 NAIC Com-pany Code	3 Name of Reinsurer	4 Domiciliary Jurisdiction	5 Reinsurance Recoverable all Items Schedule F	6 Funds Held By Company Under Reinsurance Treaties	7 Letters of Credit	8 Ceded Balances Payable	9 Miscellaneous Balances	10 Other Allowed Offset Items	11 Sum of Cols. 6 thru 10 but not in excess of Col. 5	12 Subtotal Col. 5 minus Col. 11	13 Recoverable Paid Losses & LAE Expenses Over 90 Days past Due not in Dispute	14 20% of Amount in Col. 13	15 Smaller of Col. 11 or Col. 14	16 Smaller of Col. 11 or 20% of Amount in Dispute Included in Col. 5	17 Total Provision for Unauthorized Reinsurance Smaller of Col. 5 or Cols. 12 + 15 + 16

NONE

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

SCHEDULE H - PART 1

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

1	2	Title Plant Covering Period		5	6	7	8	9	10
Permanent Identification Number	Form of Ownership	3 From	4 To	Date Acquired	Actual Cost	Book Value	Book Value Valuation Basis (a)	Increase by Adjustment in Book Value	Decrease by Adjustment in Book Value
1,009	Wholly	01/01/1925	12/31/1974	01/01/1925	355,000	355,000	Cost		
1,011	Wholly	01/01/1850	12/31/2003	01/01/1925	94,725	94,725	Cost		
1,013	Wholly	01/01/1926	12/31/2003	01/01/1944	14,016	14,016	Cost		
1,015	Wholly	01/01/1947	12/31/2003	01/01/1959	6,786,294	6,786,294	Cost		
1,016	Wholly	01/01/1923	12/31/2003	01/01/1923	42,843	42,843	Cost		
1,020	Wholly	01/01/1924	12/31/1991	01/01/1924	35,250	35,250	Cost		
1,022	Wholly	01/01/1981	12/31/2003	01/01/1981	609,921	609,921	Cost		
1,025	Wholly	01/01/1860	12/31/2003	01/01/1954	101,237	101,237	Cost		
1,027	Wholly	01/01/1860	12/31/2003	01/01/1922	188,972	188,972	Cost		
1,029	Partial - 25%	01/01/1900	12/31/2003	01/01/1955	290,659	290,659	Cost		
1,032	Wholly	01/01/1879	12/31/2003	01/01/1929	350,694	350,694	Cost		
1,033	Wholly	01/01/1996	12/31/2003	01/01/1969	83,568	83,568	Cost		
1,039	Wholly	01/01/1951	12/31/2003	01/01/1951	180,000	180,000	Cost		
1,040	Partial - 80%	01/01/1906	12/31/1994	01/01/1990	150,000	150,000	Cost		
1,045	Wholly	01/01/1923	12/31/2003	01/01/1923	154,700	154,700	Cost		
1,055	Wholly	01/01/1951	12/31/1991	01/01/1951	102,500	102,500	Cost		
1,059	Wholly	01/01/1958	12/31/2003	01/01/1958	339,327	339,327	Cost		
1,131	Wholly	01/01/1985	12/31/2003	01/01/1985	57,455	57,455	Cost		
1,143	Wholly	01/01/1980	12/31/1997	01/01/1985	153,543	153,543	Cost		
3,206	Wholly	01/01/1965	12/31/2003	01/01/1978	10,554	10,554	Cost		
3,211	Wholly	01/01/1985	12/31/2003	01/01/1985	100,000	100,000	Cost		
3,350	Wholly	01/01/1983	12/31/2003	01/01/1983	21,100	21,100	Cost		
3,367	Wholly	01/01/1974	12/31/2003	01/01/1974	30,000	30,000	Cost		
3,353	Wholly	01/01/1850	12/31/2003	01/01/1982	201,884	201,884	Cost		
3,359	Wholly	01/01/1889	12/31/1987	01/01/1974	1,876,683	1,876,683	Cost		
3,365	Wholly	01/01/1962	12/31/1998	01/01/1986	206,976	206,976	Cost		
9999999 Totals					12,537,901	12,537,901	X X X		

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

SCHEDULE H - PART 2

Showing All Title Plants Acquired During the Year

1	2	Title Plant Covering Period		5	6	7	8	9	10	11
Permanent Identification Number	Form of Ownership	3 From	4 To	Date Acquired	How Acquired	Name of Seller	Acquisition / Construction Cost to Company During Year	Book Value at December 31 of Current Year	Percentage Ownership as of December 31	Title Plant Not 100% Owned (Does Company Participate in Maintenance Cost? Yes or No)

NONE

SCHEDULE H - PART 3

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

1	2	Title Plant Covering Period		5	6	7	8	9	10	11	12
		3	4								
Permanent Identification Number	Form of Ownership	From	To	Date Sold	Name of Purchaser	Cost to Company	Increase by Adjustment in Book Value During Year	Decrease by Adjustment in Book Value During Year	Book Value at Date of Sale	Consideration	Profit and (Losses) on Sale

NONE

SCHEDULE H - Verification Between Years

1. Book value, December 31, prior year	12,537,902
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	12,537,902
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	12,537,902

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	12,028,563	12,028,563
2. Title plant assets held by subsidiaries (proportionate to ownership)	612,207	612,207
3. Total (Line 1 plus Line 2)	12,640,770	12,640,770

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: 2 Direct Premium	3 Assumed Premium	4 Other Income	5 Ceded Premium	6 Net	Loss and Allocated Loss Adjustment Expenses Payments: Loss Payments: 7 Direct	8 Assumed	9 Ceded	Allocated LAE Payments: 10 Direct	11 Assumed	12 Ceded
1. Prior	X X X	2,193,065	19,024	394,203	5,005	2,601,287	144,186			102,311		
2. 1995		35,008	322	4,549	141	39,738	467			458		
3. 1996	7,555	34,753	385	5,418	64	40,492	579			661		
4. 1997	6,852	31,719	281	6,358	118	38,240	893			849		
5. 1998	8,135	31,466	282	6,815	287	38,276	661			520		
6. 1999	9,454	33,110	397	9,043	29	42,521	1,353			1,019		
7. 2000	17,709	39,347	363	9,340	110	48,940	945			1,165		
8. 2001	14,557	47,327	325	24,570	16	72,206	566			390		
9. 2002	18,489	60,910	333	28,032	1	89,274	747			264		
10. 2003	23,266	74,547	162	33,109	46	107,772	1,071			207		
11. 2004	28,346	94,698	90	30,665	96	125,357	1,536			14		
12. Totals	X X X	2,675,950	21,964	552,102	5,913	3,244,103	153,004			107,858		

	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: Known Claim Reserves: 17 Direct	18 Assumed	19 Ceded	IBNR Reserves: 20 Direct	21 Assumed	22 Ceded	23 Unallocated Loss Expense Unpaid
1. Prior	53,912		246,497	27,074	1,481			10,890			
2. 1995	491		925	187	31			155			
3. 1996	128		1,240	166	76			169			
4. 1997	383		1,742	260	274			150			
5. 1998	235		1,181	255	396			168			
6. 1999	103		2,372	237	262			310			
7. 2000	871		2,110	194	601			608			
8. 2001	221		956	137	767			953			
9. 2002	34		1,011	125	721			1,521			
10. 2003	106		1,278	102	912			2,243			
11. 2004	98		1,550	97	215			4,393			
12. Total	56,582		260,862	28,834	5,736			21,560			

	24 Total Net Loss and LAE Unpaid (Cols. 17+18+20 +21-19 -22+23)	25 Number of Claims Out-standing (Direct)	Losses and Allocated Loss Expenses Incurred: 26 Direct (Cols. 7+10+ 17 +20)	27 Assumed (Cols. 8 +11+18 +21)	28 Ceded (Cols. 9 +12+19 +22)	29 Net	Loss and LAE Ratio: 30 Direct Basis ([Cols. 14+ 23+26/ [Cols. 2+4])	31 Net Basis ([Cols. 14+23 +29]/Col.6)	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 Partic-ipation Percentage	35 Net Reserves After Discount (Cols. 24-33)
1. Prior	12,371	146	258,868			258,868	0.100	0.100	X X X			12,371
2. 1995	186	2	1,111			1,111	0.028	0.028				186
3. 1996	245	12	1,485			1,485	0.037	0.037	0.197			245
4. 1997	424	14	2,166			2,166	0.057	0.057	0.316			424
5. 1998	564	11	1,745			1,745	0.046	0.046	0.215			564
6. 1999	572	24	2,944			2,944	0.070	0.069	0.311			572
7. 2000	1,209	26	3,319			3,319	0.068	0.068	0.187			1,209
8. 2001	1,720	26	2,676			2,676	0.037	0.037	0.184			1,720
9. 2002	2,242	42	3,253			3,253	0.037	0.036	0.176			2,242
10. 2003	3,155	54	4,433			4,433	0.041	0.041	0.191			3,155
11. 2004	4,608	57	6,158			6,158	0.049	0.049	0.217			4,608
12. Total	27,296	414	288,158			288,158	X X X	X X X	X X X		X X X	27,296

SCHEDULE P - PART 1A - POLICIES WRITTEN DIRECTLY

($000 Omitted)

	1	Premiums Written and Other Income					Loss and Allocated Loss Adjustment Expenses Payments					
							Loss Payments			Allocated LAE Payments		
Years In Which Policies Were Written	Amount of Insurance Written in Millions	2 Direct Premium	3 Assumed Premium	4 Other Income	5 Ceded Premium	6 Net	7 Direct	8 Assumed	9 Ceded	10 Direct	11 Assumed	12 Ceded
1. Prior	X X X	585,758	19,024	394,203	1,195	997,790	54,846			41,374		
2. 1995		18	322	4,549		4,889	(55)			60		
3. 1996		5	385	5,418		5,808	9			12		
4. 1997	50	161	281	6,358	1	6,799	26			96		
5. 1998	33	287	282	6,815		7,384	23			8		
6. 1999	49	177	397	9,043		9,617	149			53		
7. 2000	15	41	363	9,340		9,744	134			52		
8. 2001			325	24,570		24,895	122			138		
9. 2002			333	28,032		28,365	135			35		
10. 2003	4,136	12,891	162	33,109		46,162	878			74		
11. 2004	7,856	24,820	90	30,665	25	55,550	377			11		
12. Totals	X X X	624,158	21,964	552,102	1,221	1,197,003	56,644			41,913		

	13	14	15	16	Loss and Allocated Loss Adjustment Expenses Unpaid						23
					Known Claim Reserves			IBNR Reserves			
	Salvage and Subrogation Received	Unallocated Loss Expense Payments	Total Net Loss and Expense Paid (Cols. 7+8+10+11 -9-12+14)	Number of Claims Reported (Direct)	17 Direct	18 Assumed	19 Ceded	20 Direct	21 Assumed	22 Ceded	Unallocated Loss Expense Unpaid
1. Prior	18,165		96,220	13,267	416			4,077			
2. 1995	155		5	5				58			
3. 1996			21	5				63			
4. 1997			122	76	40			56			
5. 1998			31	81				63			
6. 1999			202	72	87			116			
7. 2000			186	27				228			
8. 2001	38		260	18	41			357			
9. 2002			170	9	60			569			
10. 2003	101		952	32	516			840			
11. 2004	98		388	21	96			1,645			
12. Total	18,557		98,557	13,613	1,256			8,072			

	24	25	Losses and Allocated Loss Expenses Incurred				Loss and LAE Ratio		32	33	34	35
	Total Net Loss and LAE Unpaid (Cols. 17+18+20 +21-19 -22+23)	Number of Claims Out-standing (Direct)	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)	Net Loss & LAE Per $1000 Of Coverage ([Cols.29+14 +23]/Col. 1)	Discount For Time Value of Money	Inter-company Pooling Partic-ipation Percentage	Net Reserves After Discount (Cols. 24-33)
1. Prior	4,493	37	100,713			100,713	0.103	0.101	X X X			4,493
2. 1995	58		63			63	0.014	0.013				58
3. 1996	63		84			84	0.015	0.014				63
4. 1997	96	1	218			218	0.033	0.032	4.360			96
5. 1998	63		94			94	0.013	0.013	2.848			63
6. 1999	203	3	405			405	0.044	0.042	8.265			203
7. 2000	228		414			414	0.044	0.042	27.600			228
8. 2001	398	3	658			658	0.027	0.026				398
9. 2002	629	4	799			799	0.029	0.028				629
10. 2003	1,356	19	2,308			2,308	0.050	0.050	0.558			1,356
11. 2004	1,741	15	2,129			2,129	0.038	0.038	0.271			1,741
12. Total	9,328	82	107,885			107,885	X X X	X X X	X X X		X X X	9,328

SCHEDULE P - PART 1B - POLICIES WRITTEN THROUGH AGENTS

($000 Omitted)

	1	Premiums Written and Other Income					Loss and Allocated Loss Adjustment Expenses Payments					
							Loss Payments			Allocated LAE Payments		
Years In Which Policies Were Written	Amount of Insurance Written in Millions	2 Direct Premium	3 Assumed Premium	4 Other Income	5 Ceded Premium	6 Net	7 Direct	8 Assumed	9 Ceded	10 Direct	11 Assumed	12 Ceded
1. Prior	X X X	1,607,307			3,810	1,603,497	89,340			60,938		
2. 1995		34,990			141	34,849	522			398		
3. 1996	7,555	34,748			64	34,684	570			649		
4. 1997	6,802	31,558			117	31,441	866			753		
5. 1998	8,102	31,179			287	30,892	638			512		
6. 1999	9,405	32,933			29	32,904	1,205			966		
7. 2000	17,694	39,306			110	39,196	811			1,113		
8. 2001	14,557	47,327			16	47,311	443			251		
9. 2002	18,489	60,910			1	60,909	612			229		
10. 2003	19,130	61,656			46	61,610	193			133		
11. 2004	20,490	69,878			71	69,807	1,159			3		
12. Totals	X X X	2,051,792			4,692	2,047,100	96,359			65,945		

	13	14	15	16	Loss and Allocated Loss Adjustment Expenses Unpaid						23
					Known Claim Reserves			IBNR Reserves			
	Salvage and Subrogation Received	Unallocated Loss Expense Payments	Total Net Loss and Expense Paid (Cols. 7+8+10+11 -9-12+14)	Number of Claims Reported (Direct)	17 Direct	18 Assumed	19 Ceded	20 Direct	21 Assumed	22 Ceded	Unallocated Loss Expense Unpaid
1. Prior	35,747		150,278	13,807	1,065			6,813			
2. 1995	336		920	182	31			97			
3. 1996	128		1,219	161	76			106			
4. 1997	383		1,619	184	234			94			
5. 1998	235		1,150	174	396			105			
6. 1999	103		2,171	165	175			194			
7. 2000	871		1,924	167	601			380			
8. 2001	183		694	119	726			596			
9. 2002	34		841	116	661			952			
10. 2003	5		326	70	396			1,403			
11. 2004			1,162	76	119			2,748			
12. Total	38,025		162,304	15,221	4,480			13,488			

	24	25	Losses and Allocated Loss Expenses Incurred				Loss and LAE Ratio		32	33	34	35
	Total Net Loss and LAE Unpaid (Cols. 17+18+20 +21-19- 22+23)	Number of Claims Out- standing (Direct)	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)	Net Loss & LAE Per $1000 Of Coverage ([Cols. 29 +14+23]/ Col. 1)	Discount For Time Value of Money	Inter- company Pooling Partic- ipation Percentage	Net Reserves After Discount (Cols. 24-33)
1. Prior	7,878	109	158,156			158,156	0.098	0.099	X X X			7,878
2. 1995	128	2	1,048			1,048	0.030	0.030				128
3. 1996	182	12	1,401			1,401	0.040	0.040	0.185			182
4. 1997	328	13	1,947			1,947	0.062	0.062	0.286			328
5. 1998	501	11	1,651			1,651	0.053	0.053	0.204			501
6. 1999	369	21	2,540			2,540	0.077	0.077	0.270			369
7. 2000	981	26	2,905			2,905	0.074	0.074	0.164			981
8. 2001	1,322	23	2,016			2,016	0.043	0.043	0.138			1,322
9. 2002	1,613	38	2,454			2,454	0.040	0.040	0.133			1,613
10. 2003	1,799	35	2,125			2,125	0.034	0.034	0.111			1,799
11. 2004	2,867	42	4,029			4,029	0.058	0.058	0.197			2,867
12. Total	17,968	332	180,272			180,272	X X X	X X X	X X X		X X X	17,968

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 1995	2 1996	3 1997	4 1998	5 1999	6 2000	7 2001	8 2002	9 2003	10 2004
1. Prior	160,878	164,803	164,309	163,573	164,531	163,484	162,034	163,774	163,667	162,958
2. 1985	29,235	29,727	30,359	29,635	29,870	29,448	28,850	29,831	29,644	29,481
3. 1986	20,762	20,674	20,866	20,701	21,233	21,086	20,548	21,390	21,308	21,785
4. 1987	19,463	18,975	19,245	19,104	19,397	19,770	19,997	21,350	20,955	20,776
5. 1988	6,087	5,898	6,114	6,206	6,440	6,490	6,152	6,187	6,308	6,253
6. 1989	5,360	6,088	6,116	6,234	6,252	6,365	6,306	6,249	6,223	6,166
7. 1990	3,125	3,278	2,907	2,923	2,916	2,983	2,960	3,057	3,061	3,011
8. 1991	3,058	2,808	2,693	2,769	2,945	3,039	2,930	2,815	2,878	2,944
9. 1992	1,676	1,531	1,325	1,612	1,799	1,786	1,639	1,642	1,809	1,788
10. 1993	1,578	1,475	1,439	1,358	1,389	1,407	1,383	1,350	1,322	1,308
11. 1994	2,128	1,892	1,802	1,516	1,318	1,675	1,835	1,870	1,734	1,779
12. 1995	2,113	1,708	1,435	1,288	1,113	1,354	1,362	1,308	1,190	1,093
13. 1996	XXX	1,487	1,691	2,246	1,476	1,493	1,531	1,391	1,426	1,441
14. 1997	XXX	XXX	3,723	3,579	1,590	1,686	1,882	1,886	1,985	2,031
15. 1998	XXX	XXX	XXX	4,152	2,862	1,982	2,087	1,729	1,533	1,514
16. 1999	XXX	XXX	XXX	XXX	3,688	2,516	2,454	2,526	2,651	2,844
17. 2000	XXX	XXX	XXX	XXX	XXX	3,096	4,715	2,993	3,053	3,100
18. 2001	XXX	XXX	XXX	XXX	XXX	XXX	4,592	2,807	2,516	2,449
19. 2002	XXX	XXX	XXX	XXX	XXX	XXX	XXX	3,541	3,078	3,195
20. 2003	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	4,690	4,853
21. 2004	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	7,389

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 1995	2 1996	3 1997	4 1998	5 1999	6 2000	7 2001	8 2002	9 2003	10 2004	Number of Claims Closed With Loss Payment	Number of Claims Closed Without Loss Payment
1. Prior	149,445	152,424	152,908	154,033	154,374	154,672	155,107	155,493	156,481	157,002	10,081	6,571
2. 1985	25,440	26,714	27,287	27,616	27,730	27,806	27,844	27,848	27,912	28,016	1,289	1,193
3. 1986	17,927	18,388	18,726	18,931	19,267	19,448	19,507	19,640	19,803	20,542	1,372	1,259
4. 1987	16,401	16,765	17,564	17,778	17,881	18,333	18,381	19,580	19,500	19,555	1,388	819
5. 1988	5,025	5,116	5,160	5,456	5,614	5,616	5,629	5,639	5,810	5,847	620	304
6. 1989	4,172	4,711	5,307	5,546	5,636	5,669	5,676	5,683	5,710	5,734	386	213
7. 1990	2,235	2,444	2,455	2,478	2,469	2,496	2,583	2,631	2,708	2,708	262	205
8. 1991	1,951	2,091	2,066	2,165	2,422	2,504	2,529	2,530	2,637	2,736	159	128
9. 1992	829	874	940	1,040	1,326	1,347	1,363	1,383	1,644	1,653	165	124
10. 1993	576	720	879	930	1,015	1,018	1,074	1,137	1,152	1,153	132	96
11. 1994	267	621	935	902	945	973	1,516	1,575	1,501	1,551	92	90
12. 1995	52	242	348	531	565	880	968	1,046	998	925	74	113
13. 1996	XXX	20	278	606	665	766	992	1,096	1,173	1,240	51	109
14. 1997	XXX	XXX	50	193	349	664	999	1,475	1,564	1,742	131	118
15. 1998	XXX	XXX	XXX	29	259	631	926	1,134	1,078	1,181	112	135
16. 1999	XXX	XXX	XXX	XXX	27	152	810	1,607	1,826	2,372	97	124
17. 2000	XXX	XXX	XXX	XXX	XXX	60	1,432	1,474	1,825	2,110	65	109
18. 2001	XXX	XXX	XXX	XXX	XXX	XXX	36	319	713	956	27	84
19. 2002	XXX	XXX	XXX	XXX	XXX	XXX	XXX	52	285	1,011	26	58
20. 2003	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	613	1,278	16	32
21. 2004	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	XXX	1,550	22	18

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 1995	2 1996	3 1997	4 1998	5 1999	6 2000	7 2001	8 2002	9 2003	10 2004
1. Prior	2,935	1,707	1,481	898	1,230	1,098	672	514	504	452
2. 1985	1,137	702	881	246	254	198	80	23	35	48
3. 1986	641	608	570	435	312	210	168	414	320	151
4. 1987	723	385	173	252	197	176	1,110	293	102	73
5. 1988	125	129	383	219	157	95	73	65	54	19
6. 1989	179	556	144	137	80	129	95	10	7	7
7. 1990	217	164	81	86	42	32	114	90	19	18
8. 1991	85	49	95	148	74	94	88	30	31	13
9. 1992	84	83	83	317	150	94	93	121	26	9
10. 1993	76	54	44	114	89	46	83	55	24	24
11. 1994	278	169	55	37	49	318	100	55	12	49
12. 1995	62	149	253	117	134	137	101	64	2	13
13. 1996	X X X	28	134	197	140	197	63	38	50	32
14. 1997	X X X	X X X	200	507	300	292	301	151	274	139
15. 1998	X X X	X X X	X X X	116	257	193	263	130	260	166
16. 1999	X X X	X X X	X X X	X X X	105	457	154	209	323	161
17. 2000	X X X	X X X	X X X	X X X	X X X	78	477	320	220	252
18. 2001	X X X	X X X	X X X	X X X	X X X	X X X	141	280	226	345
19. 2002	X X X	X X X	X X X	X X X	X X X	X X X	X X X	33	340	338
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	82	681
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	146

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 1995	2 1996	3 1997	4 1998	5 1999	6 2000	7 2001	8 2002	9 2003	10 2004
1. Prior										
2. 1985										
3. 1986										
4. 1987										
5. 1988										
6. 1989										
7. 1990										
8. 1991	100									
9. 1992	150	100								
10. 1993	250	150	100							
11. 1994	500	250	150	100						
12. 1995	1,000	500	250	150	100					
13. 1996	X X X	1,000	500	250	150	100				
14. 1997	X X X	X X X	1,000	500	250	150	100			
15. 1998	X X X	X X X	X X X	1,000	500	250	150	130		
16. 1999	X X X	X X X	X X X	X X X	1,000	500	250	195	130	
17. 2000	X X X	X X X	X X X	X X X	X X X	1,000	500	325	195	130
18. 2001	X X X	X X X	X X X	X X X	X X X	X X X	1,000	650	325	195
19. 2002	X X X	X X X	X X X	X X X	X X X	X X X	X X X	1,300	650	325
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	1,300	650
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	1,300

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	8,498	10,672	9,920	8,642	8,927	7,714	6,253	7,767	6,682	5,504
2. 1985	2,658	2,311	2,191	1,773	1,886	1,444	925	1,960	1,697	1,417
3. 1986	2,194	1,678	1,570	1,335	1,654	1,428	873	1,336	1,185	1,092
4. 1987	2,339	1,825	1,508	1,074	1,319	1,261	507	1,477	1,353	1,148
5. 1988	937	653	571	531	669	779	450	484	444	387
6. 1989	1,009	821	665	551	536	567	535	556	506	425
7. 1990	673	670	371	359	405	455	263	337	334	285
8. 1991	922	668	532	456	449	441	313	255	210	195
9. 1992	613	474	302	255	323	345	183	138	139	126
10. 1993	676	551	416	314	285	343	226	159	146	131
11. 1994	1,083	852	662	477	324	384	219	240	221	179
12. 1995	999	817	584	490	314	337	292	199	190	155
13. 1996	X X X	439	779	1,193	521	430	475	257	203	169
14. 1997	X X X	X X X	2,473	2,379	691	580	481	261	147	150
15. 1998	X X X	X X X	X X X	3,007	1,846	908	748	336	195	167
16. 1999	X X X	X X X	X X X	X X X	2,556	1,407	1,240	515	372	311
17. 2000	X X X	X X X	X X X	X X X	X X X	1,958	2,306	874	813	608
18. 2001	X X X	X X X	X X X	X X X	X X X	X X X	3,415	1,558	1,252	953
19. 2002	X X X	X X X	X X X	X X X	X X X	X X X	X X X	2,156	1,803	1,521
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	2,695	2,244
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	4,393

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 1995	2 1996	3 1997	4 1998	5 1999	6 2000	7 2001	8 2002	9 2003	10 2004
1. Prior	215,189	216,439	217,372	217,135	217,206	217,176	207,355	217,642	217,126	217,071
2. 1995	3,637	4,177	4,201	3,977	4,212	4,089	4,091	4,080	4,079	4,081
3. 1996	X X X	3,376	3,589	3,849	3,943	4,165	4,387	4,305	4,243	4,288
4. 1997	X X X	X X X	2,823	2,568	1,980	1,859	1,771	1,649	1,674	1,672
5. 1998	X X X	X X X	X X X	2,792	2,427	2,154	2,344	2,335	2,107	2,135
6. 1999	X X X	X X X	X X X	X X X	2,627	2,805	2,816	2,851	2,827	2,850
7. 2000	X X X	X X X	X X X	X X X	X X X	2,949	2,805	2,844	2,699	3,009
8. 2001	X X X	X X X	X X X	X X X	X X X	X X X	3,978	4,154	4,508	4,378
9. 2002	X X X	X X X	X X X	X X X	X X X	X X X	X X X	3,230	3,407	3,162
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	4,031	4,272
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	5,937

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	12
	1 1995	2 1996	3 1997	4 1998	5 1999	6 2000	7 2001	8 2002	9 2003	10 2004	Number of Claims Closed With Loss Payment	Number of Claims Closed Without Loss Payment
1. Prior	208,880	212,583	214,231	215,558	215,938	216,138	216,218	217,221	216,970	216,962	12,132	9,072
2. 1995	1,362	3,134	3,566	3,609	4,007	4,037	4,056	4,073	4,074	4,080	214	312
3. 1996	X X X	1,406	2,688	3,305	3,522	3,630	4,231	4,204	4,195	4,284	120	260
4. 1997	X X X	X X X	595	1,345	1,467	1,525	1,577	1,613	1,666	1,669	155	276
5. 1998	X X X	X X X	X X X	577	1,271	1,467	1,885	2,000	2,083	2,118	173	263
6. 1999	X X X	X X X	X X X	X X X	560	1,735	2,300	2,480	2,518	2,722	136	247
7. 2000	X X X	X X X	X X X	X X X	X X X	760	1,692	2,233	2,395	2,839	87	230
8. 2001	X X X	X X X	X X X	X X X	X X X	X X X	1,673	2,741	3,743	3,931	75	201
9. 2002	X X X	X X X	X X X	X X X	X X X	X X X	X X X	1,034	1,948	2,464	52	200
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	1,598	3,148	61	202
11. 2004	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	2,902	61	131

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 1995	2 1996	3 1997	4 1998	5 1999	6 2000	7 2001	8 2002	9 2003	10 2004
1. Prior	6,309	3,356	2,891	1,477	1,268	1,038	1,398	421	156	109
2. 1995	1,275	543	385	218	105	52	35	7	5	1
3. 1996	X X X	970	401	294	271	435	156	101	48	4
4. 1997	X X X	X X X	1,228	723	263	184	93	37	8	3
5. 1998	X X X	X X X	X X X	1,215	656	437	310	205	24	17
6. 1999	X X X	X X X	X X X	X X X	1,067	570	266	176	179	128
7. 2000	X X X	X X X	X X X	X X X	X X X	1,189	613	287	109	40
8. 2001	X X X	X X X	X X X	X X X	X X X	X X X	1,305	763	440	252
9. 2002	X X X	X X X	X X X	X X X	X X X	X X X	X X X	896	809	373
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	1,133	474
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	1,735

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 1995	2 1996	3 1997	4 1998	5 1999	6 2000	7 2001	8 2002	9 2003	10 2004
1. Prior	1,000	500	250	100						
2. 1995	1,000	500	250	150	100					
3. 1996	X X X	1,000	500	250	150	100				
4. 1997	X X X	X X X	1,000	500	250	150	100			
5. 1998	X X X	X X X	X X X	1,000	500	250	150	130		
6. 1999	X X X	X X X	X X X	X X X	1,000	500	250	195	130	
7. 2000	X X X	X X X	X X X	X X X	X X X	1,000	500	325	195	130
8. 2001	X X X	X X X	X X X	X X X	X X X	X X X	1,000	650	325	195
9. 2002	X X X	X X X	X X X	X X X	X X X	X X X	X X X	1,300	650	325
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	1,300	650
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	1,300

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 [X] 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 [X] 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 [X] 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 [X] 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 [X]

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 [X] No [ ]

6.2 If not, please explain.

7.1 Are allocated loss adjustment expenses recorded in accordance with the instructions? Yes [X] 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 [X] 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 [X]

9.2 Are claims closed without payment removed from the claim count? Yes [ ] No [X]

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 [X]

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 [X]

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 [X]

12.2 If so, please explain.

13.1 Were any estimates or allocations used to complete this data request? Yes [X] 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 [X]

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 3 Direct Operations	Direct Premiums Written Agency Operations 4 Non-affiliated Agencies	Direct Premiums Written Agency Operations 5 Affiliated Agencies	6 Other Income	7 Direct Premiums Earned	8 Direct Losses Paid	9 Direct Losses Incurred	10 Direct Losses Unpaid
1. Alabama	AL	YES	R		154,320			148,451	37,665	33,622	2,848
2. Alaska	AK	YES	AI					2			
3. Arizona	AZ	YES	AI			18,631,976	127,322	18,201,841	196,352	505,884	524,376
4. Arkansas	AR	YES	R		99,494			98,006		5,000	5,000
5. California	CA	YES	AI	24,820,414	54		29,482,769	23,342,022	1,216,477	1,474,156	3,162,841
6. Colorado	CO	YES	AI		2,088,467			2,020,375	(146,818)	(142,714)	22,912
7. Connecticut	CT	YES	R					411			
8. Delaware	DE	YES	R		932			2,784			
9. Dist. Columbia	DC	NO						5,501			
10. Florida	FL	YES	R					11,772	29,618	14,108	5,593
11. Georgia	GA	YES	R					931	8,475	3,776	
12. Hawaii	HI	YES	AI					459	16,200	15,590	17,856
13. Idaho	ID	YES	AI					49,848	74,568	65,566	18,374
14. Illinois	IL	YES	R		7,227,779			7,102,138	87,037	96,350	81,844
15. Indiana	IN	YES	R		173,390		1,052,837	155,187	4,655	2,353	
16. Iowa	IA	NO						45			
17. Kansas	KS	NO			5,334			5,151			
18. Kentucky	KY	YES	R		64,841			69,031		(55,000)	
19. Louisiana	LA	YES	R		25,521			30,098	2,832	61,673	101,685
20. Maine	ME	YES	R					20			
21. Maryland	MD	NO						535	112,204	(42,279)	29,468
22. Massachusetts	MA	YES	R					4,176	9,797	2,505	3,205
23. Michigan	MI	YES	AI		12,426,642			12,406,138	1,535,099	1,556,139	947,624
24. Minnesota	MN	NO						171	928	(5,501)	
25. Mississippi	MS	YES	R					410			
26. Missouri	MO	YES	R		1,153,457			1,131,486	51,230	6,240	800
27. Montana	MT	YES	AI					6,678	(16,156)	(21,085)	25,897
28. Nebraska	NE	YES	AI		206,480			201,157			
29. Nevada	NV	YES	AI					3,658	41	3	2,512
30. New Hampshire	NH	YES	R					24			
31. New Jersey	NJ	YES	R					2,113	15,970	57,249	97,168
32. New Mexico	NM	YES	AI					5,664			
33. New York	NY	NO						17,534			
34. No. Carolina	NC	YES	R		346,705			482,217	264,180	260,011	110,381
35. No. Dakota	ND	NO						3			
36. Ohio	OH	YES	R		5,358,022			5,293,453	104,898	95,248	61,837
37. Oklahoma	OK	YES	R		164,096			162,978			
38. Oregon	OR	NO						253	99,144	85,807	81,581
39. Pennsylvania	PA	YES	O					2,481		(400)	7,500
40. Rhode Island	RI	NO						(25)			
41. So. Carolina	SC	YES	O					24			
42. So. Dakota	SD	YES	AI		1,250,581			1,239,289	6,682	7,450	768
43. Tennessee	TN	YES	AI		1,715,798		1,650	1,656,366	1,130,220	1,163,586	47,366
44. Texas	TX	YES	AI		10,966,301			10,963,477	219,984	207,109	87,352
45. Utah	UT	YES	AI		2,035,148			2,088,308	89,805	17,892	5,143
46. Vermont	VT	YES	R								
47. Virginia	VA	YES	R		256,803			260,045			
48. Washington	WA	YES	AI		397,971			395,837	667,182	539,893	225,790
49. West Virginia	WV	YES	R					1,201			
50. Wisconsin	WI	YES	AI		5,126,981			4,978,027	112,331	144,707	49,189
51. Wyoming	WY	NO						2			
52. American Samoa	AS	NO									
53. Guam	GU	NO									
54. Puerto Rico	PR	NO									
55. U.S. Virgin Is.	VI	NO							584	39	9,126
56. Canada	CN	NO									
57. Aggregate Other Alien	OT	X X X									
58. Totals		(a) 41	X X X	24,820,414	51,245,117	18,631,976	30,664,578	92,547,753	5,931,184	6,154,977	5,736,036

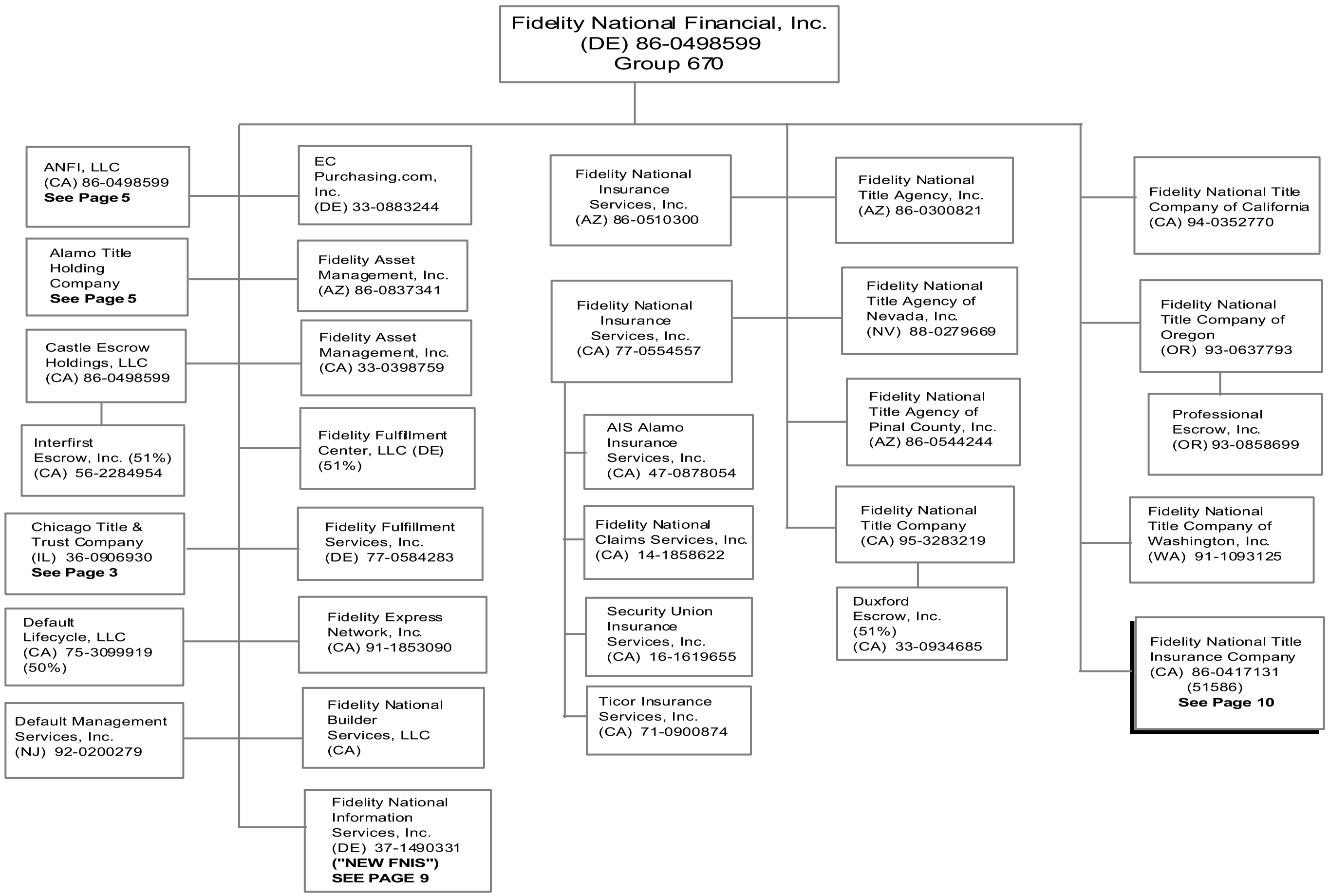
DETAILS OF WRITE-INS										
5701.	X X X									
5702.	X X X									
5703.	X X X									
5798. Summary of remaining write-ins for Line 57 from overflow page	X X X									
5799. Totals (Lines 5701 through 5703 plus 5798) (Line 57 above)	X X X									

(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



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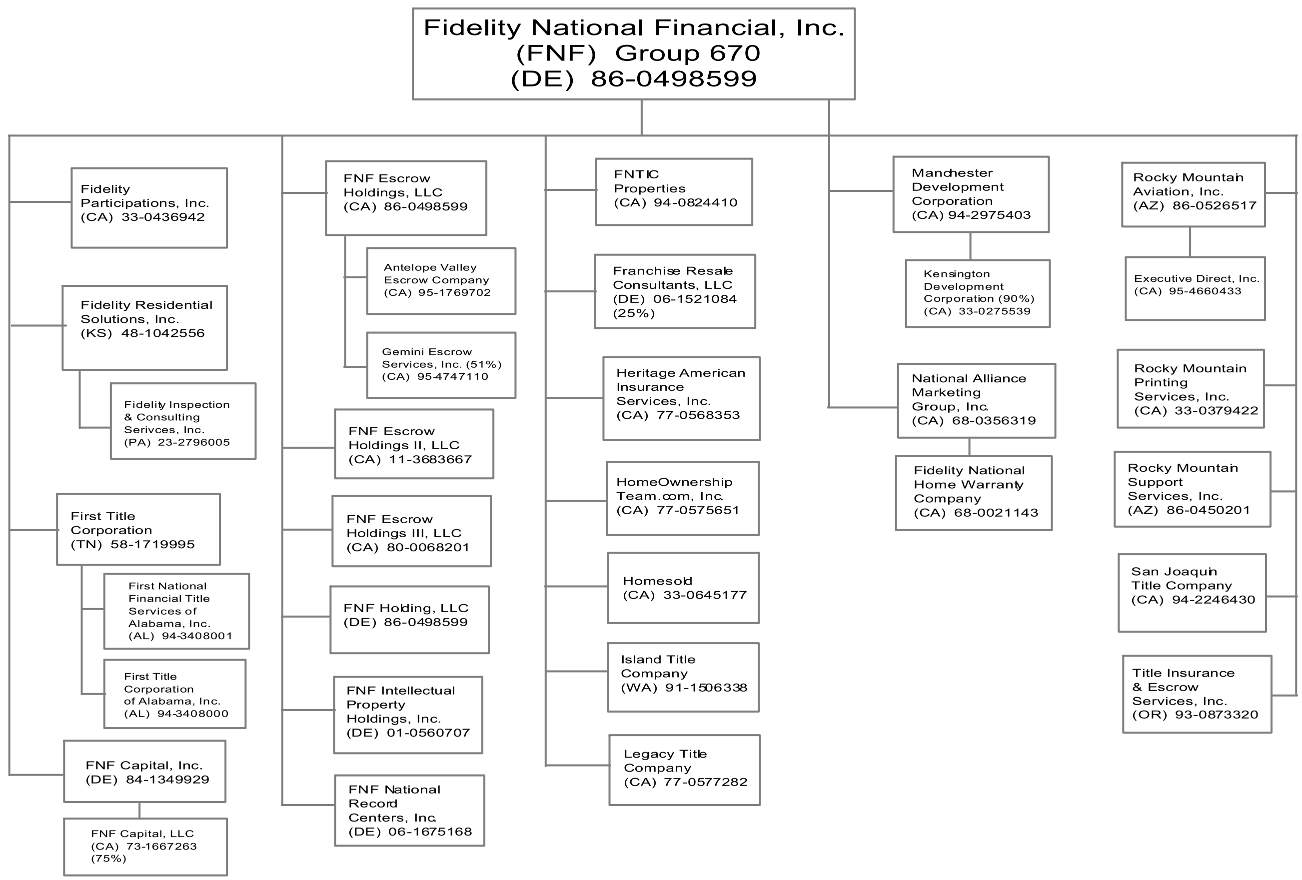

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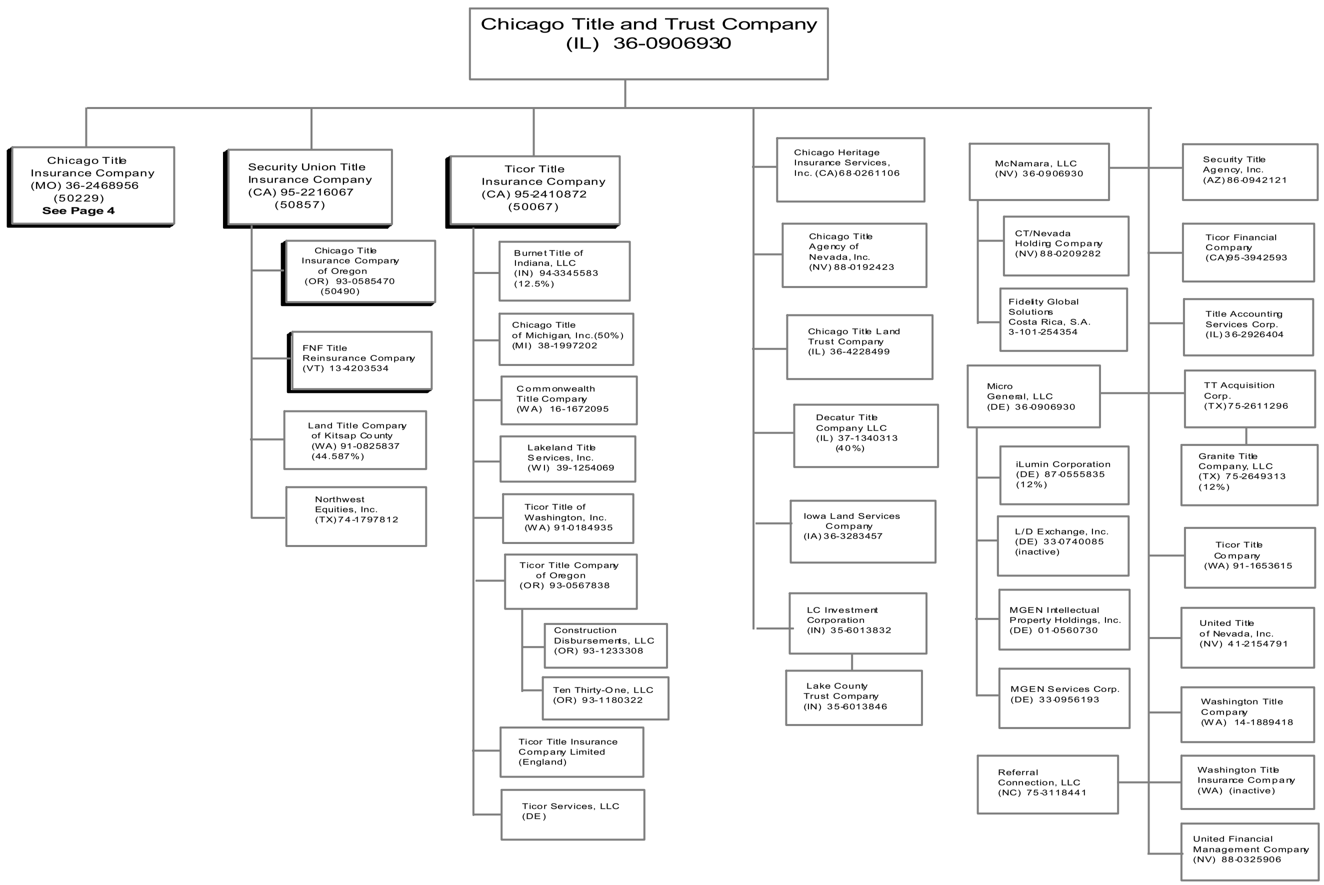

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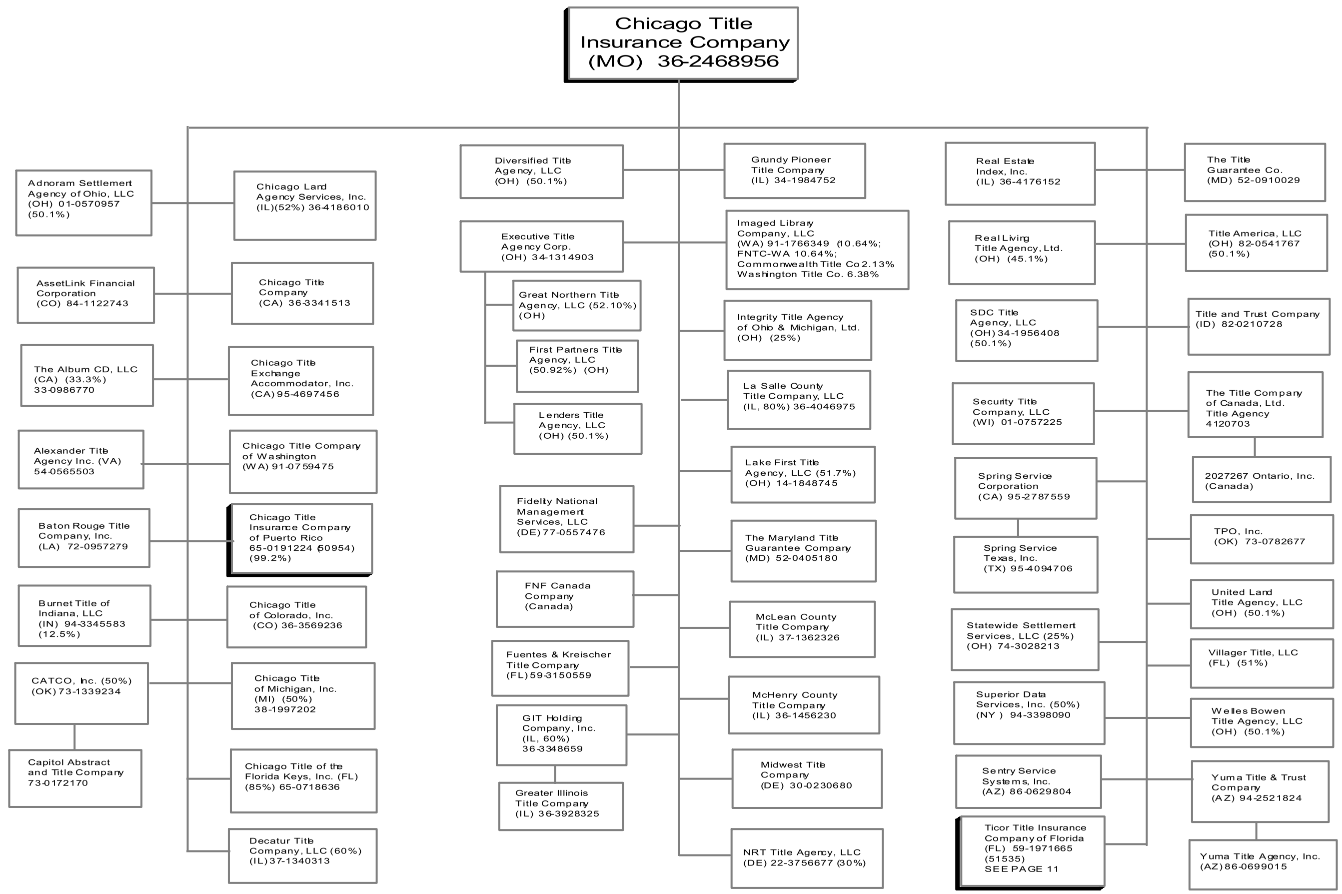

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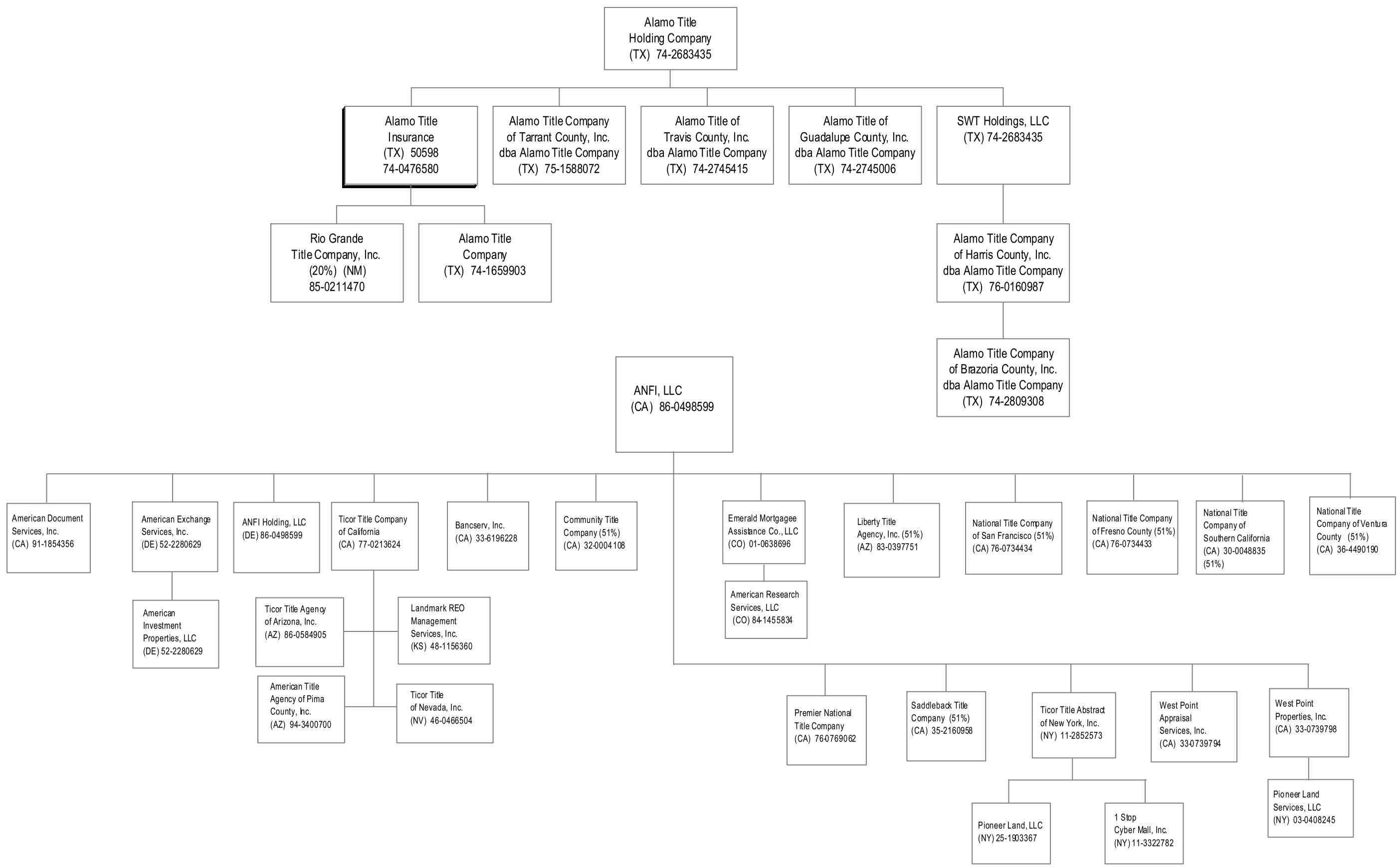

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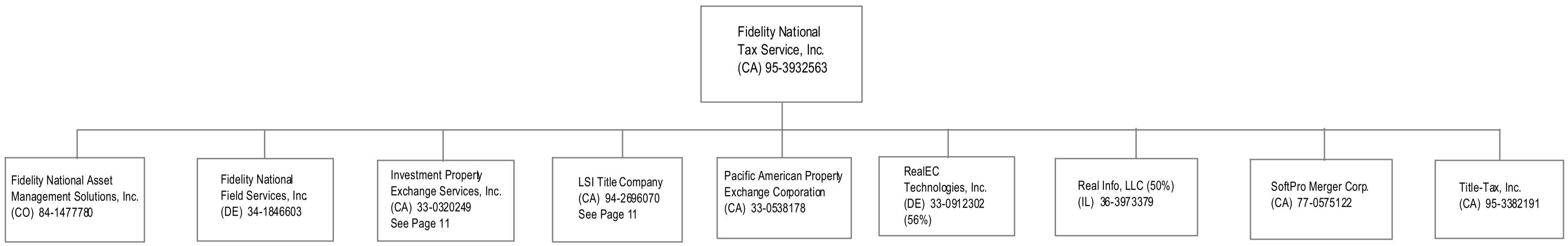

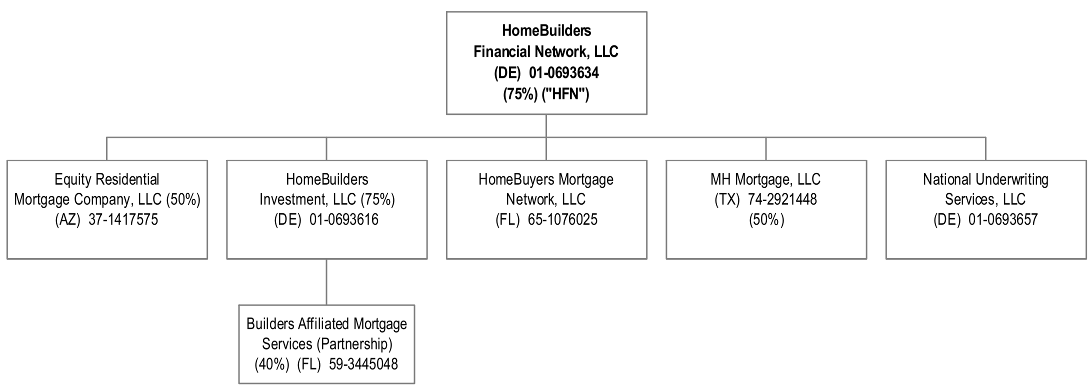

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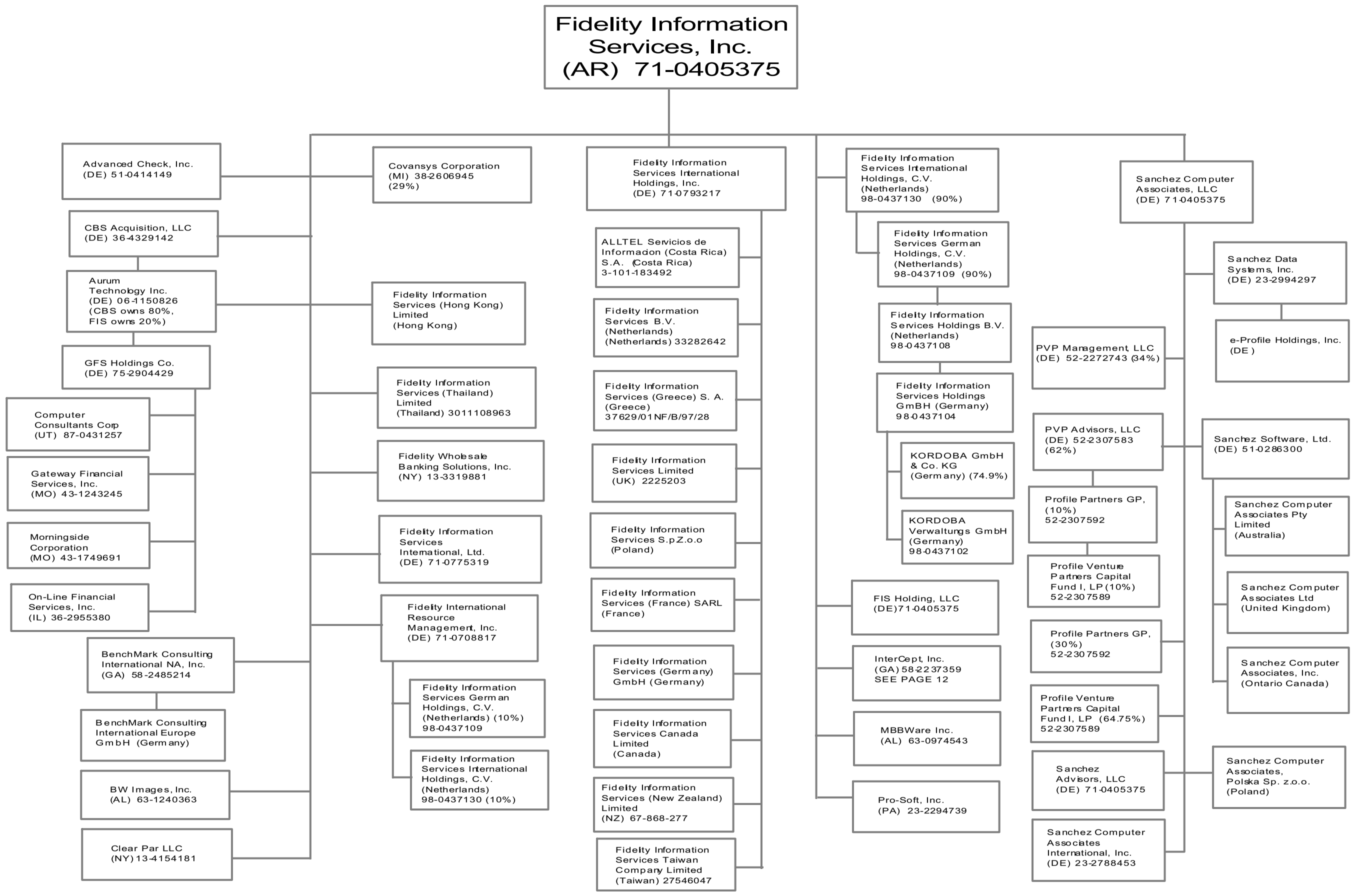

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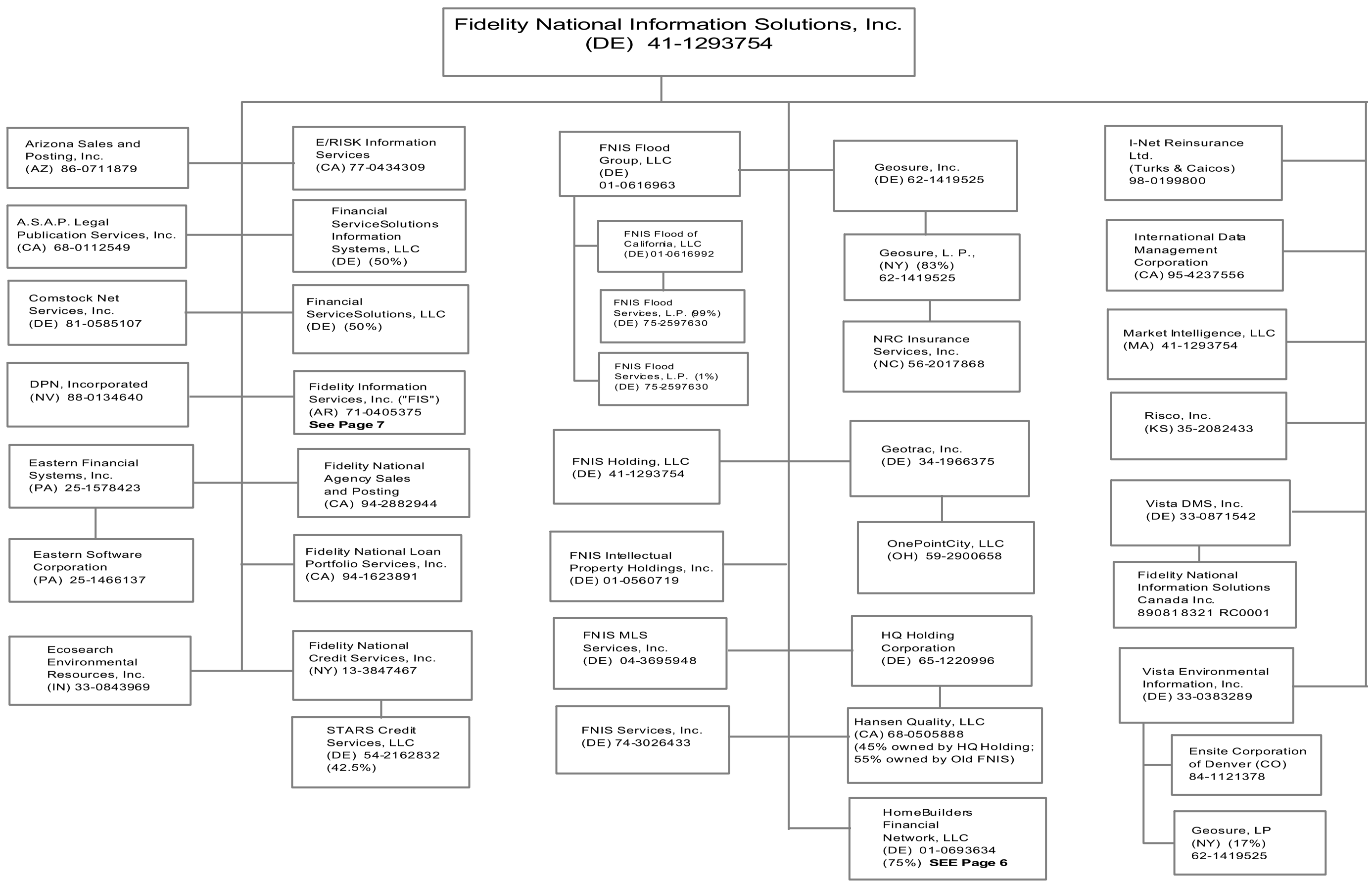

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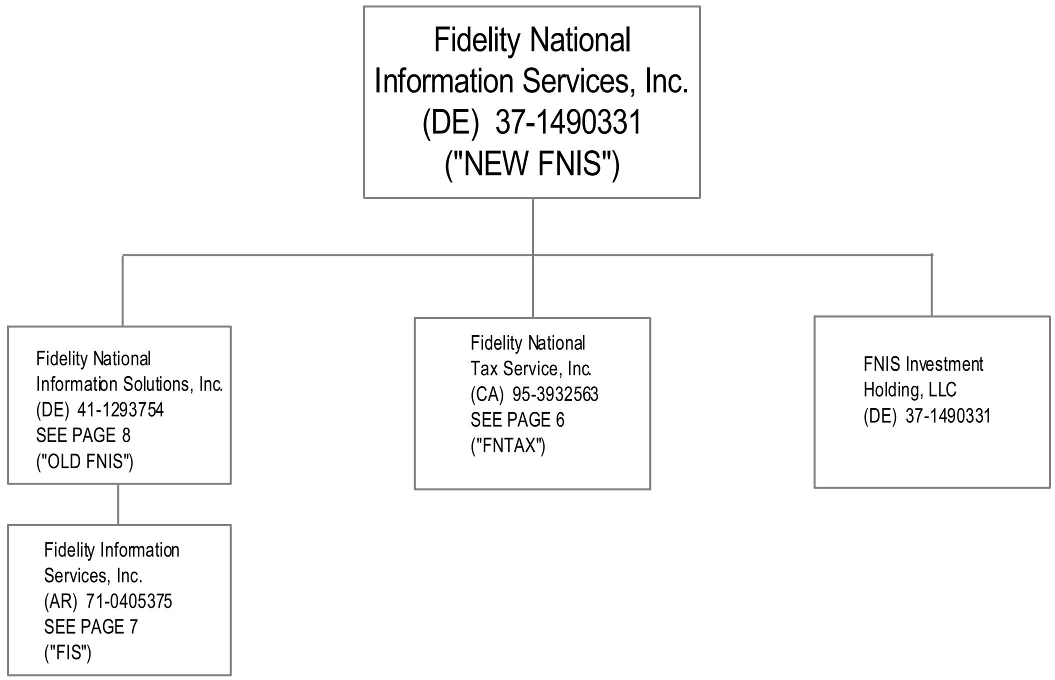

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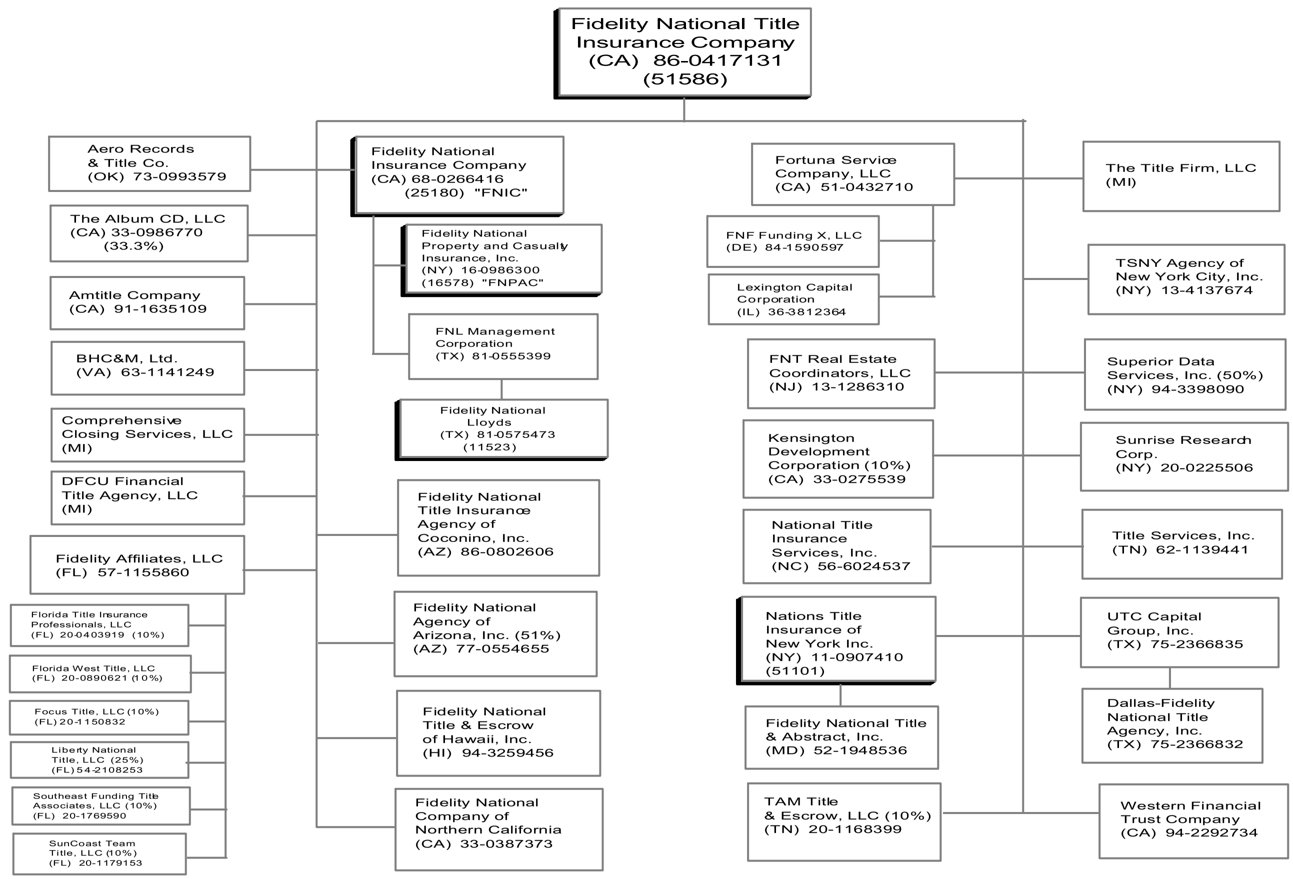

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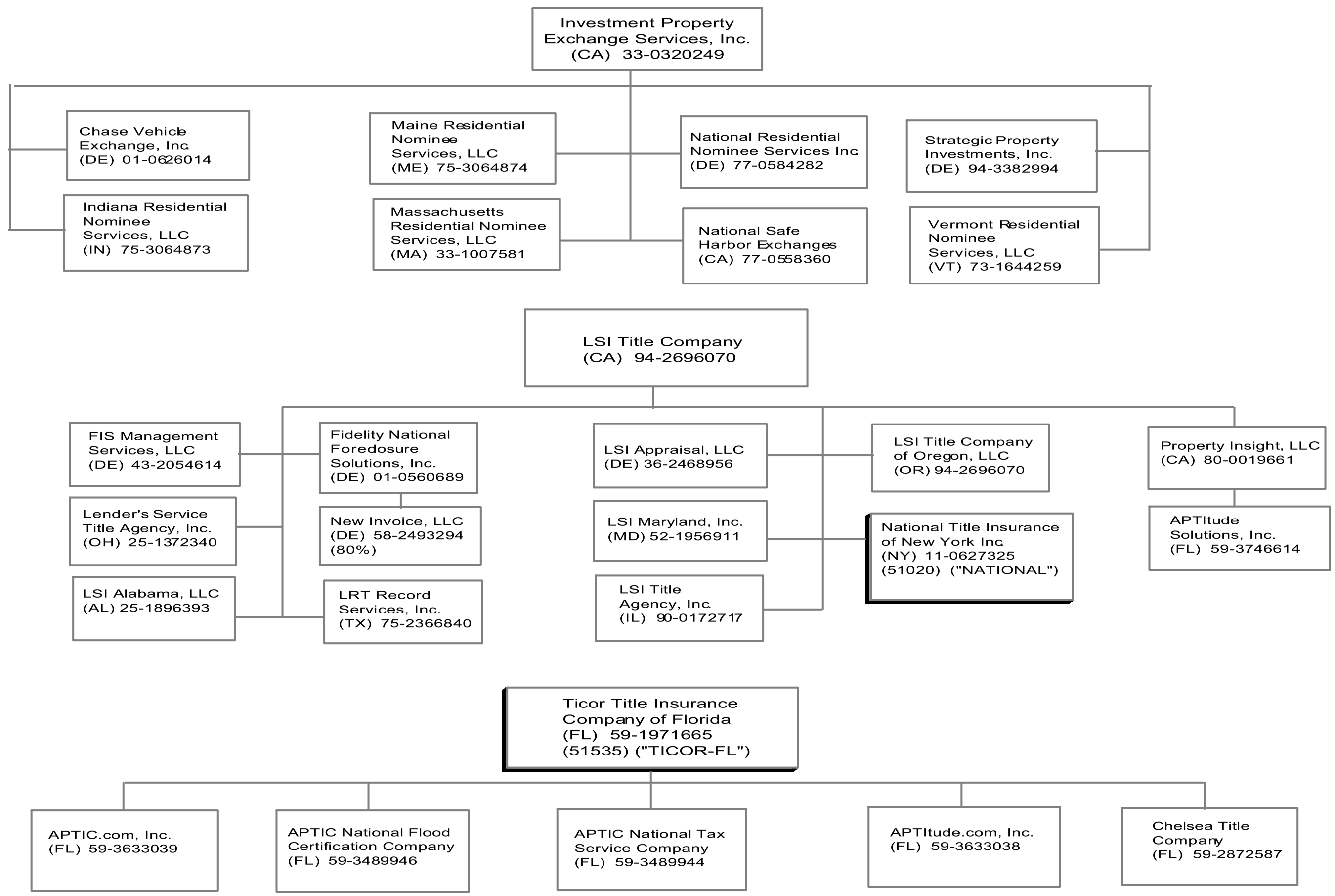

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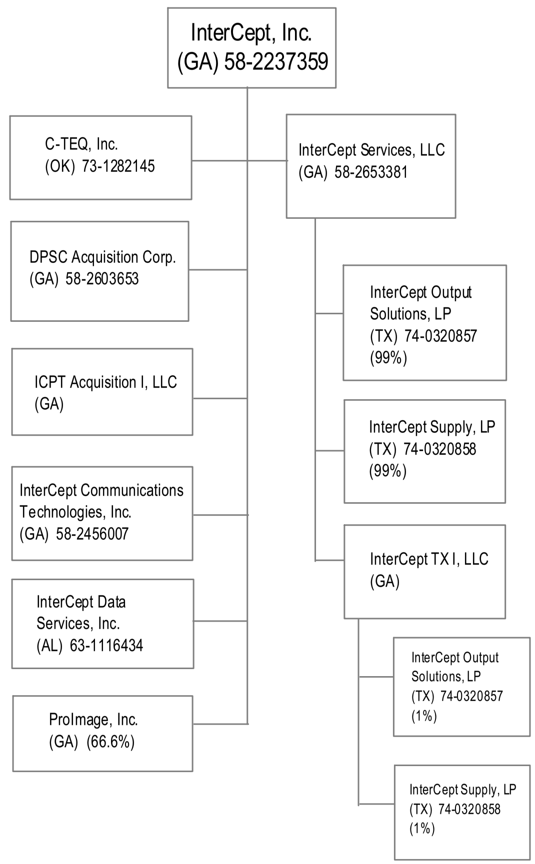

SCHEDULE Y (continued)

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	86-0417131	Fidelity National Title Insurance Company	(65,456,001)	(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					24,884				24,884	
50598	74-0476580	Alamo Title Insurance	(7,500,000)				(6,518,744)			(1,583,144)	(15,601,888)	
51020	11-0627325	National Title Insurance of New York Inc					(748,099)				(748,099)	
00000	36-0906930	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)				(68,466,814)			(5,861,820)	(92,937,159)	
50229	36-2468956	Chicago Title Insurance Company	(162,324,316)	(114,333,793)	33,955,977		(489,953,930)			(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)				(11,488,377)	
25180	68-0266416	Fidelity National Insurance Company		5,000,000			(20,678,354)	15,650,684			(27,670)	(14,381,000)
16578	16-0986300	Fidelity National Property and Casualty Ins					(8,311,550)	(10,476,890)			(18,788,440)	9,234,000
11523	81-0575473	Fidelity National Lloyds					(2,127,299)	(5,173,794)			(7,301,093)	5,147,000
00000	77-0554557	Fidelity National Insurance Services					23,130,780				23,130,780	
00000	36-3341513	Chicago Title Company	(70,000,000)								(70,000,000)	
00000	36-2468956	LSI Appraisal LLC		13,443,842							13,443,842	
00000	80-0019661	Property Insight LLC			1,783,929						1,783,929	
00000	95-3382191	Title Tax	(11,536,483)								(11,536,483)	
00000	72-0957279	LSI Title Company (CTC Alameda)		114,333,793	7,941,600						122,275,393	
00000	34-1314903	Executive Title Agency	(1,500,000)								(1,500,000)	
00000	37-1362326	McLean Title	(1,600,000)								(1,600,000)	
00000	34-1317302	Northwest Title Agency of Michigan	(2,500,000)								(2,500,000)	
00000	91-0759475	Chicago Title of Washington	(1,600,000)								(1,600,000)	
00000	77-0557476	Fidelity National Management Services LLC					603,379,451				603,379,451	
00000	91-0184935	Ticor Title Co of Washington (Commonwealth Title)	(3,000,000)								(3,000,000)	
00000	93-0567838	Ticor Title Co of Oregon (Key Title)	(2,500,000)								(2,500,000)	
00000	68-0021143	Fidelity National Home Warranty Co	(7,200,000)								(7,200,000)	
00000	33-0398759	Fidelity Asset Management Inc					17,890,124				17,890,124	
00000	13-4137674	TSNY Agency	(4,000,000)								(4,000,000)	
00000	94-3259456	Fidelity National Title & Escrow of Hawaii	(3,500,000)								(3,500,000)	
00000	41-1293754	Fidelity National Information Solutions (560)	(3,763,402)	39,126,210	(312,834,683)						(277,471,875)	
00000	95-3932563	Fidelity National Tax Services		19,379,793							19,379,793	
00000	41-1293754	AES		(9,680,440)							(9,680,440)	
00000	86-0450201	Rocky Mountain Support Services					152,692,384				152,692,384	
00000	77-0213624	Ticor Title Co of California	(57,000,000)								(57,000,000)	
00000	86-0498599	Fidelity National Financial Inc	445,475,351	(39,126,210)	(39,840,100)		190,943,068			22,281,286	579,733,395	
9999999	Control Totals								X X X			

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.

	Response
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

Bar code:

50857200442000000

OVERFLOW PAGE FOR WRITE-INS

Page 2 - Continuation
ASSETS

	Current Year 1 Assets	2 Nonadmitted Assets	3 Net Admitted Assets (Cols. 1 - 2)	Prior Year 4 Net Admitted Assets
REMAINING WRITE-INS AGGREGATED AT LINE 9 FOR INVESTED ASSETS				
0904.				
0905.				
0906.				
0907.				
0908.				
0909.				
0910.				
0911.				
0912.				
0913.				
0914.				
0915.				
0916.				
0917.				
0918.				
0919.				
0920.				
0921.				
0922.				
0923.				
0924.				
0925.				
0997. Totals (Lines 0904 through 0925) (Page 2, Line 0998)				
REMAINING WRITE-INS AGGREGATED AT LINE 23 FOR OTHER THAN INVESTED ASSETS				
2304. Other Assets	106,247	106,247		
2305.				
2306.				
2307.				
2308.				
2309.				
2310.				
2311.				
2312.				
2313.				
2314.				
2315.				
2316.				
2317.				
2318.				
2319.				
2320.				
2321.				
2322.				
2323.				
2324.				
2325.				
2397. Totals (Lines 2304 through 2325) (Page 2, Line 2398)	106,247	106,247		

SCHEDULE A - PART 1

Showing All Real Estate OWNED December 31 of Current Year

1	2	Location		5	6	7	8	9	10	11	12	13	14	15	16
		3	4												
Description of Property	Code	City	State	Date Acquired	Date of Last Appraisal	Actual Cost	Amount of Encumbrances	Book/Adjusted Carrying Value Less Encumbrances	Fair Value Less Encumbrances	Increase (Decrease) by Adjustment	Increase (Decrease) by Foreign Exchange Adjustment	Amounts Received During Year	Expended for Additions, Permanent Improvements and Changes in Encumbrances During Year	Gross Income Earned Less Interest Incurred on Encumbrances	Taxes, Repairs and Expenses Incurred
Snohomish County Office 3030 Hoyt Avenue		Everett	CA	01/01/1986	03/01/2000	1,002,596		384,188	878,850	(29,119)				144,000	
0299999 Properties occupied by the reporting entity - Administrative *						1,002,596		384,188	878,850	(29,119)				144,000	
0399999 Total Properties occupied by the reporting entity						1,002,596		384,188	878,850	(29,119)				144,000	
9999999 Totals						1,002,596		384,188	878,850	(29,119)				144,000	

SCHEDULE A - PART 2

Showing All Real Estate ACQUIRED During the Year

1	Location		4	5	6	7	8	9
	2	3						
Description of Property	City	State	Date Acquired	Name of Vendor	Actual Cost	Amount of Encumbrances	Book/Adjusted Carrying Value Less Encumbrances	Expended for Additions and Permanent Improvements

NONE

SCHEDULE A - PART 3

Showing All Real Estate SOLD During the Year, Including Payments During the Final Year on "Sales Under Contract"

1	Location		4	5	6	7	8	9	10	11	12	13	14	15	16
	2	3													
Description of Property	City	State	Disposal Date	Name of Purchaser	Actual Cost	Increase (Decrease) by Adjustment	Increase (Decrease) by Foreign Exchange Adjustment	Expended for Additions, Permanent Improvements and Changes in Encumbrances	Book/Adjusted Carrying Value Less Encumbrances	Amounts Received	Foreign Exchange Profit (Loss) on Sale	Realized Profit (Loss) on Sale	Total Profit (Loss) on Sale	Gross Income Earned Less Interest Incurred on Encumbrances	Taxes, Repairs and Expenses Incurred
Ventura County Office 5675 Ralston Street	Ventura	CA	04/29/2004	Timcom Financial	1,086,913	(4,827)			680,260	1,317,347		637,090	637,090	28,800	
San Joaquin County Office 3030 Hoyt Avenue	Stockton	CA	03/29/2004	March & McGaw	1,105,390	(7,295)			525,136	1,226,180		701,041	701,041	27,105	
0199999 Property Sold					2,192,303	(12,122)			1,205,396	2,543,527		1,338,131	1,338,131	55,905	
9999999 Totals					2,192,303	(12,122)			1,205,396	2,543,527		1,338,131	1,338,131	55,905	

SCHEDULE B - PART 1

Showing All Mortgage Loans OWNED December 31 of Current Year

1	2	Location		5	6	7	8	9	10	11	12
		3	4								
Loan Number	Code	City	State	Loan Type	Date Acquired	Rate of Interest	Book Value/Recorded Investment Excluding Accrued Interest	Increase (Decrease) by Adjustment	Increase (Decrease) by Foreign Exchange Adjustment	Value of Land and Buildings	Date of Last Appraisal or Valuation
50-2959-052652823		South Pasadena	CA		01/29/1999	7.000	8,807			204,500	12/30/1999
0581-0123-9		St. Louis	MO		10/01/2003	6.000	121,600			155,000	09/13/2003
101546		St. Louis	MO		10/02/2003		4,369			55,000	06/19/2002
131966		Howell	MO		03/01/2004	6.000	133,750			145,000	02/25/2004
0799999 Mortgages in Good Standing Not shown on Lines 0199999 thru 0699999							268,526			559,500	X X X
0899999 Total Mortgages in Good Standing							268,526			559,500	X X X
9999999 Totals							268,526			559,500	X X X

General Interrogatory:

1. Mortgages in good standing $ 0 unpaid taxes $ 0 interest due and unpaid.
2. Restructured mortgages $ 0 unpaid taxes $ 0 interest due and unpaid.
3. Mortgages with overdue interest over 90 days not in process of foreclosure $ 0 unpaid taxes $ 0 interest due and unpaid.
4. Mortgages in process of foreclosure $ 0 unpaid taxes $ 0 interest due and unpaid.

SCHEDULE B - PART 2

Showing All Mortgage Loans SOLD, Transferred or Paid in Full During the Year

1	Location		4	5	6	7	8	9	10	11	12	13
	2	3										
Loan Number	City	State	Loan Type	Date Acquired	Book Value/Recorded Investment Excluding Accrued Interest Prior Year	Increase (Decrease) by Adjustment	Increase (Decrease) by Foreign Exchange Adjustment	Book Value/Recorded Investment Excluding Accrued Interest at Disposition	Consideration Received	Foreign Exchange Profit (Loss) on Sale	Realized Profit (Loss) on Sale	Total Profit (Loss) on Sale

NONE

SCHEDULE BA - PART 1

Showing Other Long-Term Invested Assets OWNED December 31 of Current Year

1	2	Location		5	6	7	8	9	10	11
		3	4							
Number of Units and Description	Code	City	State	Name of Vendor	Date Acquired	Actual Cost	Amount of Encumbrances	Book/Adjusted Carrying Value Less Encumbrances	Increase (Decrease) by Adjustment	Increase (Decrease) by Foreign Exchange Adjustment
428 Shares of Chicago Title Insurance Company		Chicago	Illinois	Chicago Title and Trust	12/31/1999	2,700,000		1,080,000		
22481 Shares of Fidelity National Title Insurance Company		Jacksonville	Florida	Fidelity National Financial Inc.	12/28/2000	2,600,000		1,560,000		
1299999 Subtotal - Collateral Loans						5,300,000		2,640,000		
9999999 Totals						5,300,000		2,640,000		

SCHEDULE BA - PART 2

Showing Other Long-Term Invested Assets SOLD, Transferred or Paid in Full During the Year

1	Location		4	5	6	7	8	9	10	11	12	13
	2	3										
Number of Units and Description	City	State	Name of Purchaser or Nature of Disposition	Date Acquired	Book/Adjusted Carrying Value Less Encumbrances, Prior Year	Increase (Decrease) by Adjustment	Increase (Decrease) by Foreign Exchange Adjustment	Book/Adjusted Carrying Value Less Encumbrances at Disposition	Consideration Received	Foreign Exchange Profit (Loss) on Sale	Realized Profit (Loss) on Sale	Total Profit (Loss) on Sale

NONE

SCHEDULE D - PART 1

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

1	2	Codes			6	7	Fair Value		10	11	Change in Book/Adjusted Carrying Value				Interest					Dates	
		3	4	5			8	9			12	13	14	15	16	17	18	19	20	21	22
CUSIP Identi- fication	Description	*	Foreign	Bond CHAR	NAIC Desig- nation	Actual Cost	Rate Used To Obtain Fair Value	Fair Value	Par Value	Book/ Adjusted Carrying Value	Unrealized Valuation Increase/ (Decrease)	Current Year's (Amort- ization)/ Accretion	Current Year's Other Than Temporary Impairment Recognized	Total Foreign Exchange Change in B./A.C.V.	Rate of	Effective Rate of	How Paid	Admitted Amount Due & Accrued	Gross Amt. Rec. During Year	Acquired	Maturity
3134A4-CX-0	FEDERAL HOME LN 5.25% 1/15/2006				1	1,064,360	102.16	1,021,560	1,000,000	1,030,707		(28,887)			5.250	2.256	JJ	24,208	52,500	10/31/2003	01/15/2006
3134A2-DT-2	FEDERAL HOME LN MTG CORP				1	2,001,554	106.78	1,975,449	1,850,000	1,966,566		(27,068)			5.750	3.734	AO	22,457	81,938	06/17/2004	04/15/2008
3133ME-U6-6	FHLB 5.375% 5/15/06				1	308,628	102.88	308,625	300,000	303,156		(2,178)			5.375	4.628	MN	2,060	16,125	05/23/2002	05/15/2006
3133X8-EL-2	FHLB NOTE 3.75% 08/18/09				1	951,530	99.78	947,920	950,000	951,443		(87)			3.750	3.748	FA	12,568		09/10/2004	08/18/2009
3134A4-UH-5	FHLMC NOTE 2.125% 11/15/05				1	2,631,988	99.28	2,621,018	2,640,000	2,634,793		2,806			2.125	2.368	MN	7,168	28,050	07/09/2004	11/15/2005
31359M-MP-5	FNMA 5.25% 04/15/07				1	1,948,898	104.19	1,875,384	1,800,000	1,908,629		(40,268)			5.250	2.537	AO	19,950	94,500	02/13/2004	04/15/2007
31359M-NK-5	FNMA 5.5% 7/18/12			1	1	1,235,280	101.22	1,214,628	1,200,000	1,211,802		(20,955)			5.500	3.703	JJ	29,883	66,000	11/17/2003	07/18/2012
31359M-LH-4	FNMA NOTE 4.375% 10/15/06				1	1,798,732	102.00	1,774,800	1,740,000	1,790,390		(8,342)			4.375	2.725	AO	16,071	38,063	09/17/2004	10/15/2006
31359M-FS-7	FNMA NOTE 7.125% 06/15/10				1	466,687	114.94	459,752	400,000	463,664		(3,023)			7.125	3.899	JD	1,267	14,250	09/17/2004	06/15/2010
912827-3Z-3	U.S. TREASURY 5.5% 02/28/2003				1										5.500		FA		1,650	01/29/2001	02/28/2003
912827-V8-2	U.S. TREASURY 5.875% 11/15/05				1	2,023,086	102.66	2,053,200	2,000,000	2,003,163		(3,495)			5.875	5.770	MN	15,256	117,500	06/25/1999	11/15/2005
912827-5Z-1	U.S. TREASURY 6.5% 2/15/2010				1	2,543,709	113.22	2,530,355	2,235,000	2,536,850		(6,860)			6.500	3.623	FA	54,873		11/15/2004	02/15/2010
0199999	Subtotal - Issuer Obligations					16,974,452	X X X	16,782,691	16,115,000	16,801,163		(138,357)			X X X	X X X	X X X	205,761	510,576	X X X	X X X
0399999	Subtotals - U.S. Governments					16,974,452	X X X	16,782,691	16,115,000	16,801,163		(138,357)			X X X	X X X	X X X	205,761	510,576	X X X	X X X
914029-8M-8	ALA UNIV REV HOS VAR RT				1FE	100,000	100.00	100,000	100,000	100,000					1.270	1.277	MON	102	384	09/24/2004	09/01/2031
114894-LG-1	BROWARD CNTY FL ARPT VAR RT				1FE	800,000	100.00	800,000	800,000	800,000					1.649	1.662	MON	1,102		12/16/2004	10/01/2029
13281K-MV-7	CAMDEN CNTY NJ LSE REV 5% 9/01/11				1FE	1,091,880	110.62	1,106,180	1,000,000	1,087,147		(4,733)			5.000	3.553	MS	16,667	25,000	08/03/2004	09/01/2011
167560-DB-4	CHICAGO ILL MET WTR 7% 1/1/2008				1FE	1,173,360	113.25	1,132,530	1,000,000	1,129,305		(41,004)			7.000	2.515	JJ	35,000	70,000	12/04/2003	01/01/2008
246387-LH-5	DELAWARE ST ECON REV VAR 07/01/30				1FE	100,000	100.00	100,000	100,000	100,000					1.800	1.815	MON	150		12/22/2004	07/01/2030
341422-Q5-5	FLORIDA ST BRD ED 5.5% 6/1/08				1FE	660,864	109.87	659,202	600,000	636,299		(9,811)			5.500	3.635	JD	2,750	33,000	06/04/2002	06/01/2008
341426-HM-9	FLORIDA ST BRD ED 5% 06/1/2010				1FE	1,371,660	110.25	1,323,048	1,200,000	1,347,477		(24,183)			5.000	2.573	JD	5,000	60,000	01/14/2004	06/01/2010
34160W-EB-6	FLORIDA ST DEPT ENVIR. 5% 07/1/12				1FE	1,372,116	111.00	1,332,036	1,200,000	1,354,670		(17,446)			5.000	3.087	JJ	30,000	30,000	01/14/2004	07/01/2012
37528R-AB-1	GILBERT AZ INDL DEV 5.85% 02/01/19			1	1FE	1,141,320	113.77	1,137,740	1,000,000	1,133,148		(8,172)			5.850	2.859	FA	24,375		09/08/2004	02/01/2019
396080-GV-9	GREENVILLE SC HOSP REV VAR RT				1FE	100,000	100.00	100,000	100,000	100,000					1.700	1.713	MON	138	174	12/23/2004	05/01/2033
442331-CB-8	HOUSTON TEX GO 5% 03/01/08				1FE	1,587,395	107.68	1,588,280	1,475,000	1,574,674		(12,721)			5.000	2.776	MS	24,583	36,875	07/28/2004	03/01/2008
452256-AG-5	ILLINOIS ST UNEMPLOY 5% 12/15/07				1FE	1,069,980	106.51	1,065,100	1,000,000	1,060,275		(9,705)			5.000	2.879	JD	2,222	22,778	06/25/2004	12/15/2007
591850-3D-2	METRO COUNCIL MN 5.25% 12/01/09				1FE	657,018	111.35	668,088	600,000	639,200		(7,126)			5.250	3.817	JD	2,625	31,500	06/04/2002	12/01/2009
604128-L8-9	MINNESOTA ST GO 5% 11/1/08				1FE	531,345	109.27	546,365	500,000	514,119		(3,327)			5.000	4.239	MN	4,167	25,000	04/15/1999	11/01/2008
606072-DS-2	MISSOURI HIGHER ED LN AUTH VAR RT				1FE	200,000	100.00	200,000	200,000	200,000					1.800	1.803	FA	1,127		09/15/2004	02/15/2026
60635H-XB-0	MISSOURI ST HEALTH & EDL VAR RATE				1FE	200,000	100.00	200,000	200,000	200,000					1.750	1.763	MON	156	634	10/15/2004	11/15/2026
646039-EX-1	NEW JERSEY ST GO 5% 7/15/07				1FE	550,635	106.26	531,315	500,000	528,324		(10,640)			5.000	2.695	JJ	11,528	25,000	11/07/2002	07/15/2007
88275V-AM-6	TEXAS ST PUB FIN AUTH 6% 10/1/08				1FE	1,154,360	112.38	1,123,770	1,000,000	1,101,653		(25,173)			6.000	3.132	AO	15,000	60,000	11/14/2002	10/01/2008
93974A-HS-6	WASHINGTON ST 5.25% 7/1/10				1FE	618,562	111.33	640,148	575,000	605,844		(4,897)			5.250	4.192	JJ	15,094	30,188	04/24/2002	07/01/2010
93974A-QN-7	WASHINGTON ST 5% 9/1/09				1FE	749,643	109.59	750,692	685,000	731,299		(9,001)			5.000	3.450	MS	11,417	34,250	11/21/2002	09/01/2009
93972C-4A-7	WASHINGTON ST CTFS 4.7% 07/01/07				1FE	1,051,120	105.01	1,050,050	1,000,000	1,042,866		(8,254)			4.700	2.931	JJ	23,500		06/30/2004	07/01/2007
977056-H4-5	WISCONSIN ST 5% 5/1/11				1FE	442,399	109.98	461,933	420,000	436,600		(2,237)			5.000	4.327	MN	3,500	21,000	04/24/2002	05/01/2011
1199999	Subtotal - Issuer Obligations					16,723,657	X X X	16,616,477	15,255,000	16,422,900		(198,430)			X X X	X X X	X X X	230,203	505,783	X X X	X X X
1799999	Subtotals - States, Territories and Possessions (Direct and Guaranteed)					16,723,657	X X X	16,616,477	15,255,000	16,422,900		(198,430)			X X X	X X X	X X X	230,203	505,783	X X X	X X X

SCHEDULE D - PART 1

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

1	2	Codes			6	7	Fair Value		10	11	Change in Book/Adjusted Carrying Value				Interest					Dates	
		3	4	5			8	9			12	13	14	15	16	17	18	19	20	21	22
CUSIP Identi-fication	Description	*	Foreign	Bond CHAR	NAIC Desig-nation	Actual Cost	Rate Used To Obtain Fair Value	Fair Value	Par Value	Book/ Adjusted Carrying Value	Unrealized Valuation Increase/ (Decrease)	Current Year's (Amort-ization)/ Accretion	Current Year's Other Than Temporary Impairment Recognized	Total Foreign Exchange Change in B./A.C.V.	Rate of	Effective Rate of	How Paid	Admitted Amount Due & Accrued	Gross Amt. Rec. During Year	Acquired	Maturity
515300-KN-0	LANE CNTY OR SD 5% 7/1/09				1FE	643,854	109.64	657,840	600,000	629,229		(5,848)			5.000	3.848	JJ	15,000	30,000	06/04/2002	07/01/2009
607267-F7-1	MOBILE CNTY ALA 5% 02/01/11				1FE	1,367,400	110.16	1,321,884	1,200,000	1,346,402		(20,998)			5.000	2.824	FA	25,000	60,000	01/14/2004	02/01/2011
1899999	Subtotal - Issuer Obligations					2,011,254	X X X	1,979,724	1,800,000	1,975,631		(26,846)			X X X	X X X	X X X	40,000	90,000	X X X	X X X
2499999	Subtotals - Political Subdivisions of States, Territories and Possessions					2,011,254	X X X	1,979,724	1,800,000	1,975,631		(26,846)			X X X	X X X	X X X	40,000	90,000	X X X	X X X
235416-NV-2	DALLAS TX WTR & SWR 4.25% 10/1/06				1FE	502,285	103.38	516,875	500,000	500,578		(312)			4.250	4.225	AO	5,313	21,250	11/20/1998	10/01/2006
59455R-A2-2	MICHIGAN MUN BD AUTH 5% 10/01/06				1FE	480,700	104.74	460,865	440,000	457,730		(9,769)			5.000	2.647	AO	5,500	22,000	08/09/2002	10/01/2006
2599999	Subtotal - Issuer Obligations					982,985	X X X	977,740	940,000	958,308		(10,081)			X X X	X X X	X X X	10,813	43,250	X X X	X X X
3199999	Subtotals - Special Revenue					982,985	X X X	977,740	940,000	958,308		(10,081)			X X X	X X X	X X X	10,813	43,250	X X X	X X X
020012-AB-6	ALLSTATE FINL GLOBAL 6.15% 2/1/06				1FE	270,738	103.09	257,735	250,000	260,074		(9,071)			6.150	2.376	FA	6,406	15,375	10/27/2003	02/01/2006
037389-AL-7	AON CORP 8.65% 5/15/05				2	561,245	101.93	509,640	500,000	511,940		(31,560)			8.650	2.194	MN	5,526	43,250	06/05/2003	05/15/2005
06406H-AS-8	BANK OF NY INC 3.9% 9/1/07				1FE	149,418	100.80	151,199	150,000	149,676		113			3.900	4.026	MS	1,950	5,850	08/21/2002	09/01/2007
073902-BV-9	BEAR STEARNS COS INC 7.8% 8/15/07				1FE	301,300	110.42	276,038	250,000	283,104		(12,054)			7.800	2.565	FA	7,367	19,500	06/24/2003	08/15/2007
080555-AG-0	BELO CORP 8% 11/1/08				2FE	616,900	113.00	565,015	500,000	585,410		(20,605)			8.000	3.254	MN	6,667	40,000	06/16/2003	11/01/2008
097023-AF-2	BOEING CO 8.1% 11/15/2006				1FE	573,270	107.63	538,150	500,000	545,094		(23,031)			8.100	3.130	MN	5,175	40,500	10/09/2003	11/15/2006
141781-AL-8	CARGILL INC 6.25% 05/01/06				1FE	270,900	103.69	259,230	250,000	262,450		(8,450)			6.250	2.448	MN	2,604	15,625	01/26/2004	05/01/2006
16161A-BP-2	CHASE MANHATTAN CORP 7.25% 6/1/07				1FE	264,161	108.27	243,599	225,000	249,401		(9,659)			7.250	2.609	JD	1,359	16,313	06/17/2003	06/01/2007
200339-AP-4	COMERICA BANK 7.25% 06/15/07				1FE	1,207,987	108.72	1,195,898	1,100,000	1,191,581		(16,406)			7.250	3.708	JD	3,544	39,875	07/14/2004	06/15/2007
22237L-MY-5	COUNTRYWIDE 5.625% 07/15/09				1FE	267,817	105.93	259,533	245,000	264,500		(3,316)			5.625	3.738	JJ	6,355	6,891	02/24/2004	07/15/2009
33738M-AC-5	FIRST UN NATL BK MTN 12/01/08				1FE	547,700	106.76	533,780	500,000	539,359		(8,341)			5.800	3.659	JD	2,417	29,000	02/05/2004	12/01/2008
362338-AT-2	GTE SOUTHWEST INC 6% 01/15/06				1FE	753,312	102.77	719,390	700,000	727,900		(25,412)			6.000	2.113	JJ	19,367	21,000	01/13/2004	01/15/2006
441812-JT-2	HOUSEHOLD FIN CORP 6.5% 01/24/06				1FE	597,586	103.38	568,574	550,000	575,192		(22,394)			6.500	2.136	JJ	15,591	35,750	01/13/2004	01/24/2006
493267-AA-6	KEYCORP NEW 6.75% 03/15/06				2FE	109,263	103.91	103,910	100,000	105,291		(3,972)			6.750	2.291	MS	1,988	6,750	01/27/2004	03/15/2006
524908-CK-4	LEHMAN BROS HLDGS 8.25% 06/15/07				1FE	583,820	110.94	554,680	500,000	561,618		(22,202)			8.250	3.029	JD	1,833	41,250	01/26/2004	06/15/2007
585907-AL-2	MELLON BANK N A 7.625% 9/15/07				1FE	576,520	110.50	552,505	500,000	552,099		(18,027)			7.625	3.585	MS	11,226	38,125	08/20/2003	09/15/2007
615337-AB-8	MONY GROUP INC 7.45% 12/15/05				1FE	530,140	103.60	518,010	500,000	520,706		(9,434)			7.450	3.045	JD	1,656	18,625	07/21/2004	12/15/2005
617446-GL-7	MORGAN STANLEY 6.1% 04/15/06				1FE	649,530	103.55	621,276	600,000	629,071		(20,459)			6.100	2.279	AO	7,727	36,600	01/26/2004	04/15/2006
637432-BP-9	NATIONAL RURAL UTILS 7.3% 9/15/06				1FE	479,009	105.63	448,906	425,000	456,941		(18,036)			7.300	2.780	MS	9,135	31,025	10/09/2003	09/15/2006
74251U-AC-8	PRINCIPAL FIN GR AUS 8.2% 08/15/09				1FE	805,768	115.37	761,455	660,000	787,076		(18,692)			8.200	3.671	FA	20,445	27,060	03/31/2004	08/15/2009
75820Q-AB-8	REED ELSEVIER CAP INC 7% 5/15/05				1FE	538,990	101.49	507,445	500,000	509,192		(24,326)			7.000	2.034	MN	4,472	35,000	10/09/2003	05/15/2005
79549B-GW-1	SALOMON SMITH BARNEY 5.875 3/15/06				1FE	270,160	103.11	257,773	250,000	260,343		(8,354)			5.875	2.390	MS	4,325	14,688	10/27/2003	03/15/2006
816851-AC-3	SEMPRA ENERGY 6.95% 12/1/05				2FE	557,605	103.23	516,155	500,000	521,608		(23,081)			6.950	2.177	JD	2,896	34,750	06/06/2003	12/01/2005
87612E-AB-2	TARGET CORP 7.5% 8/15/10				1FE	539,600	116.91	526,109	450,000	528,754		(10,846)			7.500	4.034	FA	12,750	16,875	02/13/2004	08/15/2010
931142-BN-2	WAL-MART STORES INC 5.45% 8/1/06				1	543,875	103.43	517,170	500,000	518,773		(11,404)			5.450	3.027	FA	11,354	27,250	10/04/2002	08/01/2006
3999999	Subtotal - Issuer Obligations					12,566,614	X X X	11,963,175	11,205,000	12,097,153		(379,019)			X X X	X X X	X X X	174,135	656,927	X X X	X X X
4599999	Subtotals - Industrial and Miscellaneous (Unaffiliated)					12,566,614	X X X	11,963,175	11,205,000	12,097,153		(379,019)			X X X	X X X	X X X	174,135	656,927	X X X	X X X

SCHEDULE D - PART 1

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

1	2	Codes			6	7	Fair Value		10	11	Change in Book/Adjusted Carrying Value				Interest					Dates	
		3	4	5			8	9			12	13	14	15	16	17	18	19	20	21	22
CUSIP Identi-fication	Description	*	Foreign	Bond CHAR	NAIC Desig-nation	Actual Cost	Rate Used To Obtain Fair Value	Fair Value	Par Value	Book/ Adjusted Carrying Value	Unrealized Valuation Increase/ (Decrease)	Current Year's (Amort-ization)/ Accretion	Current Year's Other Than Temporary Impairment Recognized	Total Foreign Exchange Change in B./A.C.V.	Rate of	Effective Rate of	How Paid	Admitted Amount Due & Accrued	Gross Amt. Rec. During Year	Acquired	Maturity
5499999	Total Bonds - Issuer Obligations					49,258,962	X X X	48,319,807	45,315,000	48,255,155		(752,733)			X X X	X X X	X X X	660,912	1,806,536	X X X	X X X
6099999	Total Bonds					49,258,962	X X X	48,319,807	45,315,000	48,255,155		(752,733)			X X X	X X X	X X X	660,912	1,806,536	X X X	X X X

SCHEDULE D - PART 2 - SECTION 1

Showing All PREFERRED STOCKS Owned December 31 of Current Year

1	2	Codes		5	6	7	8	Fair Value		11	Dividends			Change in Book/Adjusted Carrying Value					20	21
		3	4					9	10		12	13	14	15	16	17	18	19		
CUSIP Identi-fication	Description	Code	Foreign	Number of Shares	Par Value Per Share	Rate Per Share	Book/ Adjusted Carrying Value	Rate Per Share Used to Obtain Fair Value	Fair Value	Actual Cost	Declared but Unpaid	Amount Received During Year	Nonadmitted Declared But Unpaid	Unrealized Valuation Increase/ (Decrease)	Current Year's (Amort-ization)/ Accretion	Current Year's Other Than Temporary Impairment Recognized	Total Change in B./A.C.V. (15+16-17)	Total Foreign Exchange Change in B./A.C.V.	NAIC Desig-nation	Date Acquired

NONE

SCHEDULE D - PART 2 - SECTION 2

Showing all COMMON STOCKS Owned December 31 of Current Year

1	2	Codes		5	6	Fair Value		9	Dividends			Change in Book/Adjusted Carrying Value				17	18
		3	4			7	8		10	11	12	13	14	15	16		
CUSIP Identi-fication	Description	Code	Foreign	Number of Shares	Book/ Adjusted Carrying Value	Rate per Share Used to Obtain Fair Value	Fair Value	Actual Cost	Declared but Unpaid	Amount Received During Year	Nonadmitted Declared But Unpaid	Unrealized Valuation Increase/ (Decrease)	Current Year's Other Than Temporary Impairment Recognized	Total Change in B./A.C.V. (13 - 14)	Total Foreign Exchange Change in B./A.C.V.	NAIC Market Indicator (a)	Date Acquired
20030N-10-1	COMCAST CORP NEW			1.000	33	33.280	33									L	12/10/2002
577729-20-5	MAXTOR CORP			443,800.000	2,352,140	5.300	2,352,140	2,008,843				343,297	762,391	(419,094)		L	12/01/2004
629410-30-9	NTN COMMUNICATIONS INC.			1,112,130.000	3,547,695	3.190	3,547,695	2,965,272				(345,645)		(345,645)		L	12/31/2004
89916*-10-6	Tulare Industrial Site Dev Fndtn			50.000	41,021	820.420	41,021	5,000				628		628		A	01/01/1990
6899999	Subtotal - Industrial and Miscellaneous				5,940,889	X X X	5,940,889	4,979,115				(1,720)	762,391	(764,111)		X X X	X X X
16821#-10-9	Chicago Title Ins Co Of Oregon			1,000.000	12,629,353	12,629.350	12,629,353	2,973,339		7,000,000		(3,068,917)		(3,068,917)		A	04/06/1977
23520#-10-9	Dallas Seven Index Inc.			20.000				1,000								A	01/01/1990
30272*-10-8	FNF TITLE REINSURANCE CO			100,000.000	41,057	0.410	41,057					41,057		41,057		A	05/24/2002
51466#-10-6	Land Title Co Of Kitsap County			28,330.000	2,218,522	78.310	2,218,522	352,840		212,475		114,654		114,654		A	01/31/1999
88845*-10-4	TITLE REINSURANCE COMPANY			55.000	1,173,545	21,337.180	1,173,545	550,000				14,411		14,411		A	01/25/1988
6999999	Subtotal - Parent, Subsidiaries and Affiliates				16,062,477	X X X	16,062,477	3,877,179		7,212,475		(2,898,795)		(2,898,795)		X X X	X X X
7299999	Total Common Stocks				22,003,366	X X X	22,003,366	8,856,294		7,212,475		(2,900,515)	762,391	(3,662,906)		X X X	X X X
7399999	Total Preferred and Common Stocks				22,003,366	X X X	22,003,366	8,856,294		7,212,475		(2,900,515)	762,391	(3,662,906)		X X X	X X X

(a) For all common stocks bearing the NAIC market indicator "U" provide: the number of such issues 0, the total $ value (included in Column 8) of all such issues $ 0.

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
3134A2-DT-2	FEDERAL HOME LN MTG CORP		06/17/2004	MERRILL LYNCH		901,564	850,000.00	8,553
3133X8-EL-2	FHLB NOTE 3.75% 08/18/09		09/10/2004	Ubs Warburg		951,530	950,000.00	1,880
3134A4-UH-5	FHLMC NOTE 2.125% 11/15/05		07/09/2004	MORGAN STANLEY		2,631,988	2,640,000.00	8,883
31359M-MP-5	FNMA 5.25% 04/15/07		02/13/2004	MORGAN STANLEY		1,948,898	1,800,000.00	32,025
31359M-LH-4	FNMA NOTE 4.375% 10/15/06		09/17/2004	LEHMAN SECURITIES		1,798,732	1,740,000.00	31,227
31359M-FS-7	FNMA NOTE 7.125% 06/15/10		09/17/2004	GOLDMAN SACHS		466,687	400,000.00	7,521
912827-5Z-1	U.S. TREASURY 6.5% 2/15/2010		11/15/2004	MERRILL LYNCH		2,543,709	2,235,000.00	36,714
0399999	Subtotal - Bonds - U.S. Governments				X X X	11,243,108	10,615,000.00	126,803
914029-8M-8	ALA UNIV REV HOS VAR RT		09/24/2004	MERRILL LYNCH		100,000	100,000.00	83
114894-LG-1	BROWARD CNTY FL ARPT VAR RT		12/16/2004	MORGAN STANLEY		800,000	800,000.00	513
13281K-MV-7	CAMDEN CNTY NJ LSE REV 5% 9/01/11		08/03/2004	RAYMOND JAMES & ASSOC		1,091,880	1,000,000.00	21,528
246387-LH-5	DELAWARE ST ECON REV VAR 07/01/30		12/22/2004	MORGAN STANLEY		100,000	100,000.00	100
341426-HM-9	FLORIDA ST BRD ED 5% 06/1/2010		01/14/2004	MORGAN STANLEY		1,371,660	1,200,000.00	8,167
34160W-EB-6	FLORIDA ST DEPT ENVIR. 5% 07/1/12		01/14/2004	MERRILL LYNCH		1,372,116	1,200,000.00	3,167
37528R-AB-1	GILBERT AZ INDL DEV 5.85% 02/01/19		09/08/2004	RAYMOND JAMES & ASSOC		1,141,320	1,000,000.00	6,825
396080-GV-9	GREENVILLE SC HOSP REV VAR RT		12/23/2004	MORGAN STANLEY		100,000	100,000.00	156
442331-CB-8	HOUSTON TEX GO 5% 03/01/08		07/28/2004	RAYMOND JAMES & ASSOC		1,587,395	1,475,000.00	30,934
452256-AG-5	ILLINOIS ST UNEMPLOY 5% 12/15/07		06/25/2004	BEAR STEARNS		1,069,980	1,000,000.00	
606072-DS-2	MISSOURI HIGHER ED LN AUTH VAR RT		09/15/2004	AG EDWARDS		200,000	200,000.00	221
60635H-XB-0	MISSOURI ST HEALTH & EDL VAR RATE		10/15/2004	MORGAN STANLEY		200,000	200,000.00	78
93972C-4A-7	WASHINGTON ST CTFS 4.7% 07/01/07		06/30/2004	RAYMOND JAMES & ASSOC		1,051,120	1,000,000.00	653
1799999	Subtotal - Bonds - States, Territories and Possessions				X X X	10,185,471	9,375,000.00	72,425
607267-F7-1	MOBILE CNTY ALA 5% 02/01/11		01/14/2004	DAIN RAUSCHER		1,367,400	1,200,000.00	28,167
2499999	Subtotal - Bonds - Political Subdivisions of States, Territories and Possessions				X X X	1,367,400	1,200,000.00	28,167
141781-AL-8	CARGILL INC 6.25% 05/01/06		01/26/2004	MORGAN STANLEY		270,900	250,000.00	3,819
200339-AP-4	COMERICA BANK 7.25% 06/15/07		07/14/2004	LEHMAN SECURITIES		1,207,987	1,100,000.00	7,532
22237L-MY-5	COUNTRYWIDE 5.625% 07/15/09		02/24/2004	Bank Of America		267,817	245,000.00	1,608
33738M-AC-5	FIRST UN NATL BK MTN 12/01/08		02/05/2004	JP MORGAN		547,700	500,000.00	5,558
362338-AT-2	GTE SOUTHWEST INC 6% 01/15/06		01/13/2004	DEUTSCH		753,312	700,000.00	117
441812-JT-2	HOUSEHOLD FIN CORP 6.5% 01/24/06		01/13/2004	BNP PARIBAS		597,586	550,000.00	17,081
493267-AA-6	KEYCORP NEW 6.75% 03/15/06		01/27/2004	BEAR STEARNS		109,263	100,000.00	2,531
524908-CK-4	LEHMAN BROS HLDGS 8.25% 06/15/07		01/26/2004	CS First Boston		583,820	500,000.00	5,042
615337-AB-8	MONY GROUP INC 7.45% 12/15/05		07/21/2004	JP MORGAN		530,140	500,000.00	4,242
617446-GL-7	MORGAN STANLEY 6.1% 04/15/06		01/26/2004	MORGAN STANLEY		649,530	600,000.00	10,573
74251U-AC-8	PRINCIPAL FIN GR AUS 8.2% 08/15/09		03/31/2004	RBC Dominion Securities		805,768	660,000.00	7,517
87612E-AB-2	TARGET CORP 7.5% 8/15/10		02/13/2004	CS First Boston		539,600	450,000.00	375
4599999	Subtotal - Bonds - Industrial and Miscellaneous (Unaffiliated)				X X X	6,863,423	6,155,000.00	65,995
6099997	Subtotal - Bonds - Part 3				X X X	29,659,402	27,345,000.00	293,390

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
6099998	Summary Item from Part 5 for Bonds				X X X	43,993,175	43,560,000.00	125,279
6099999	Total - Bonds				X X X	73,652,577	70,905,000.00	418,669
577729-20-5	MAXTOR CORP		12/01/2004	Direct	443,800.000	2,771,234		
629410-30-9	NTN COMMUNICATIONS INC.		12/31/2004	VARIOUS	415,900.000	1,317,288		
6899999	Subtotal - Common Stocks - Industrial and Miscellaneous (Unaffiliated)				X X X	4,088,522	X X X	
7299997	Subtotal - Common Stocks - Part 3				X X X	4,088,522	X X X	
7299998	Summary Item from Part 5 for Common Stocks				X X X	54,549,774	X X X	
7299999	Total - Common Stocks				X X X	58,638,296	X X X	
7399999	Total - Preferred and Common Stocks				X X X	58,638,296	X X X	
7499999	Totals					132,290,873	X X X	418,669

Annual Statement for the year 2004 of the Security Union Title Insurance Company

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 Ident-ification	Description	Foreign	Disposal Date	Name of Purchaser	Number of Shares of Stock	Consid-eration	Par Value	Actual Cost	Prior Year Book/ Adjusted Carrying Value	Unrealized Valuation Increase/ (Decrease)	Current Year (Amort-ization)/ 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 (Loss) on Disposal	Realized Gain (Loss) on Disposal	Total Gain (Loss) on Disposal	Bond Interest/ Stock Dividends Received During Year	Maturity Date
312925-QA-1	FEDERAL HOME LN MTG 6% 5/25/12		05/25/2004	CALLED @ 100.0000000		800,000	800,000.00	812,272	806,339		(6,339)		(6,339)		800,000				24,000	05/25/2012
3133MD-7D-9	FHLB 5.25% 2/13/04		02/13/2004	MATURITY		1,000,000	1,000,000.00	1,009,019	1,000,402		(402)		(402)		1,000,000				25,958	02/13/2004
31294K-E3-5	FHLMC POOL #E01054		10/15/2004	VARIOUS		628,555	609,224.56	609,415	595,741		4,802		4,802		600,543		28,012	28,012	26,738	10/01/2016
3128GW-GM-	FHLMC POOL #E92004		09/15/2004	VARIOUS		607,795	582,482.35	615,247	615,472		(9,962)		(9,962)		605,510		2,285	2,285	26,473	10/01/2017
31388J-ZK-4	FNMA # 606546 6% 10/1/16		10/25/2004	VARIOUS		1,559,799	1,515,787.93	1,575,946	1,575,480		(24,951)		(24,951)		1,550,529		9,271	9,271	64,040	10/01/2016
31359M-NG-4	FNMA 3% 6/15/04		06/15/2004	MATURITY		850,000	850,000.00	860,328	852,635		(2,635)		(2,635)		850,000				12,750	06/15/2004
31359M-NF-6	FNMA 4.75% 6/18/07		06/18/2004	CALLED @ 100.0000000		500,000	500,000.00	499,040	499,311		86		86		499,397		603	603	11,875	06/18/2007
31371K-MJ-7	FNMA POOL #254261		09/25/2004	VARIOUS		845,161	811,663.74	827,009	854,205		(14,350)		(14,350)		839,855		5,307	5,307	35,300	03/01/2032
31385W-R7-6	FNMA POOL #555010		09/25/2004	VARIOUS		545,552	523,313.76	554,386	554,449		(9,748)		(9,748)		544,701		850	850	22,874	08/01/2017
31390L-2C-9	FNMA POOL #649771		10/25/2004	VARIOUS		753,262	729,648.95	742,304	741,273		(4,132)		(4,132)		737,141		16,121	16,121	32,908	06/01/2017
912827-5S-7	U.S. TREASURY 5.875% 11/15/2004		11/15/2004	MATURITY		1,600,000	1,600,000.00	1,675,971	1,636,104		(36,104)		(36,104)		1,600,000				94,000	11/15/2004
912827-R8-7	U.S. TREASURY 7.875% 11/15/04		11/15/2004	MATURITY		650,000	650,000.00	713,451	686,607		(36,607)		(36,607)		650,000				51,188	11/15/2004
0399999	Subtotal - Bonds - U.S. Governments				X X X	10,340,124	10,172,121.29	10,494,388	10,418,018		(140,342)		(140,342)		10,277,676		62,449	62,449	428,104	X X X
180850-EY-1	CLARK CNTY NEV ARPT VAR RT		01/15/2004	Citibank		200,000	200,000.00	200,000	200,000						200,000				1,031	07/01/2012
207746-7A-0	CONNECTICUT ST HSG FIN HSG VAR RT		02/17/2004	MERRILL LYNCH		1,000,000	1,000,000.00	1,000,000	1,000,000						1,000,000				2,413	11/15/2028
249245-AA-9	DENVER COLO SCH FACS VAR RT 6/1/33		01/16/2004	AG EDWARDS		200,000	200,000.00	200,000	200,000						200,000				229	06/01/2033
312805-EW-0	FAYETTEVILLE N C PUB WKS COMMN VAR		01/15/2004	Citibank		300,000	300,000.00	300,000	300,000						300,000				939	03/01/2009
455398-LD-7	INDIANAPOLIS IND GAS UTIL VAR RT		01/20/2004	MORGAN STANLEY		1,075,000	1,075,000.00	1,075,000	1,075,000						1,075,000				1,028	08/15/2029
575827-R6-9	MASS ST VAR 12/1/2030		01/16/2004	AG EDWARDS		1,200,000	1,200,000.00	1,200,000	1,200,000						1,200,000				647	12/01/2030
57583P-CK-3	MASSACHUSETTS ST 5.5% 12/15/2005		12/02/2004	DEUTSCH		517,045	500,000.00	519,120	507,948		(3,647)		(3,647)		504,300		12,745	12,745	26,889	12/15/2005
576049-YJ-3	MASSACHUSETTS ST WTR VAR RT		01/20/2004	MORGAN STANLEY		100,000	100,000.00	100,000	100,000						100,000				48	08/01/2012
61212L-BW-8	MONTANA ST BRD VAR RT		01/16/2004	AG EDWARDS		800,000	800,000.00	800,000	800,000						800,000				467	11/15/2016
646139-WE-1	NEW JERSEY ST TPK AUTH TPK VAR RT		01/20/2004	MORGAN STANLEY		1,200,000	1,200,000.00	1,200,000	1,200,000						1,200,000				708	01/01/2024
649660-LK-1	NEW YORK N Y VAR RT		01/20/2004	MORGAN STANLEY		1,200,000	1,200,000.00	1,200,000	1,200,000						1,200,000				790	10/01/2022
649717-LZ-6	NEW YORK N Y CITY CULTURAL VAR RT		01/20/2004	MORGAN STANLEY		1,200,000	1,200,000.00	1,200,000	1,200,000						1,200,000				785	07/01/2031
64982P-SG-8	NEW YORK ST DORM RE VAR RT		01/20/2004	MORGAN STANLEY		300,000	300,000.00	300,000	300,000						300,000				215	01/15/2023
833116-AL-0	SNOHOMISH CNTY WASH VAR RT 12/1/19		01/15/2004	Citibank		600,000	600,000.00	600,000	600,000						600,000				865	12/01/2019
846851-CA-9	SPARTANBURG CNTY S C HEALTH VAR RT		01/15/2004	Citibank		100,000	100,000.00	100,000	100,000						100,000				139	04/15/2023
89602N-AK-0	TRIBOROUGH BRDG & TUNL NY VAR RT		02/17/2004	MORGAN STANLEY		1,275,000	1,275,000.00	1,275,000	1,275,000						1,275,000				1,389	11/01/2032
1799999	Subtotal - Bonds - States, Territories and Possessions				X X X	11,267,045	11,250,000.00	11,269,120	11,257,948		(3,647)		(3,647)		11,254,300		12,745	12,745	38,582	X X X
213183-YG-5	COOK CTY IL GO 6% 11/15/04		11/15/2004	MATURITY		500,000	500,000.00	537,085	504,856		(4,856)		(4,856)		500,000				30,000	11/15/2004
442402-V8-3	HOUSTON TX SD 5% 07/15/2004		07/15/2004	MATURITY		200,000	200,000.00	202,334	200,377		(377)		(377)		200,000				10,000	07/15/2004
586145-KK-9	MEMPHIS TN 5% 11/01/05		12/02/2004	DEUTSCH		615,576	600,000.00	642,336	623,279		(11,524)		(11,524)		611,755		3,821	3,821	33,000	11/01/2005
682471-BZ-9	ONEIDA CTY WI GO 4.65% 9/1/05		12/02/2004	DEUTSCH		1,018,890	1,000,000.00	1,022,210	1,005,574		(3,023)		(3,023)		1,002,551		16,339	16,339	58,900	09/01/2005
727193-5E-0	PLANO TX INDPT SCHOOL 5% 2/15/05		12/02/2004	DEUTSCH		860,045	855,000.00	892,953	866,447		(9,333)		(9,333)		857,114		2,930	2,930	56,050	02/15/2005
2499999	Subtotal - Bonds - Political Subdivisions of States, Territories and Possessions				X X X	3,194,511	3,155,000.00	3,296,918	3,200,533		(29,113)		(29,113)		3,171,420		23,090	23,090	187,950	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 Foreign	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	11 Unrealized Valuation Increase/ (Decrease)	12 Current Year (Amort-ization)/ Accretion	13 Current Year's Other Than Temporary Impairment Recognized	14 Total Change in B./A.C.V. (11+12-13)	15 Total Foreign Exchange Change in B./A.C.V.	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
										Change in Book/Adjusted Carrying Value										
485424-HM-0	KANSAS ST DEPT TRANSN 5% 9/1/05		12/02/2004	DEUTSCH		510,780	500,000.00	542,435	525,054		(13,717)		(13,717)		511,337		(557)	(557)	31,667	09/01/2005
604114-KF-4	MINNESOTA PWR 5.5% 3/1/05		12/02/2004	DEUTSCH		1,008,400	1,000,000.00	1,034,750	1,009,540		(7,465)		(7,465)		1,002,074		6,326	6,326	69,667	03/01/2005
647357-CW-0	NEW MEXICO ST HWY COMMN 5% 6/15/06		12/02/2004	DEUTSCH		1,041,760	1,000,000.00	1,053,010	1,026,198		(9,521)		(9,521)		1,016,677		25,083	25,083	48,889	06/15/2006
67755A-VZ-3	OHIO ST BLDG AUTH 5.125% 10/1/05		12/02/2004	DEUTSCH		1,024,250	1,000,000.00	1,049,940	1,012,920		(6,662)		(6,662)		1,006,258		17,992	17,992	60,646	10/01/2005
927790-AV-7	VIRGINIA COMWLTH TRANS 4% 10/1/04		10/01/2004	MATURITY		500,000	500,000.00	522,205	508,502		(8,502)		(8,502)		500,000				20,000	10/01/2004
3199999	Subtotal - Bonds - Special Revenue and Special Assessment and all Non-Guaranteed Obligations				X X X	4,085,190	4,000,000.00	4,202,340	4,082,214		(45,867)		(45,867)		4,036,346		48,844	48,844	230,869	X X X
22237L-LQ-3	COUNTRYWIDE HOME 5.5% 8/1/06		02/24/2004	MORGAN STANLEY		267,983	250,000.00	268,095	266,759		(924)		(924)		265,835		2,147	2,147	7,868	08/01/2006
87612E-AD-8	TARGET CORP 5.50% 04/01/2007		02/13/2004	DAIN RAUSCHER		542,185	500,000.00	505,445	503,481		(115)		(115)		503,365		38,820	38,820	10,544	04/01/2007
94975C-AK-3	WELLS FARGO FIN'L 4.875% 6/12/07		02/05/2004	DAIN RAUSCHER		530,865	500,000.00	522,780	516,932		(433)		(433)		516,499		14,366	14,366	3,927	06/12/2007
4599999	Subtotal - Bonds - Industrial and Miscellaneous (Unaffiliated)				X X X	1,341,033	1,250,000.00	1,296,320	1,287,172		(1,472)		(1,472)		1,285,699		55,333	55,333	22,339	X X X
6099997	Subtotal - Bonds - Part 4				X X X	30,227,903	29,827,121.29	30,559,086	30,245,885		(220,441)		(220,441)		30,025,441		202,461	202,461	907,844	X X X
6099998	Summary Item from Part 5 for Bonds				X X X	43,990,652	43,560,000.00	43,993,175	X X X		(39,248)		(39,248)		43,953,929		36,725	36,725	311,358	X X X
6099999	Total - Bonds				X X X	74,218,555	73,387,121.29	74,552,261	30,245,885		(259,689)		(259,689)		73,979,370		239,186	239,186	1,219,202	X X X
577729-20-5	MAXTOR CORP		01/02/2004	Direct	57,500.000	656,757		550,744	638,250	(87,506)			(87,506)		550,744		106,013	106,013		
6899999	Subtotal - Common Stocks - Industrial and Miscellaneous (Unaffiliated)				X X X	656,757	X X X	550,744	638,250	(87,506)			(87,506)		550,744		106,013	106,013		X X X
316326-10-7	FIDELITY NATIONAL FINANCIAL INC		05/14/2004	FIDELITY NATIONAL FIN.	96,250.000	3,083,273		2,314,998	2,711,468	(396,470)			(396,470)		2,314,998		768,275	768,275	17,325	
88846@-10-1	Title-Tax Inc.		06/14/2004	Chicago Title &Trust Com	100.000	1,858,357		306,729	11,331,059	(11,024,330			(11,024,330		306,729		1,551,628	1,551,628	11,536,487	
6999999	Subtotal - Common Stocks - Parent, Subsidiaries and Affiliates				X X X	4,941,630	X X X	2,621,727	14,042,527	(11,420,800			(11,420,800		2,621,727		2,319,903	2,319,903	11,553,812	X X X
7299997	Subtotal - Common Stocks - Part 4				X X X	5,598,387	X X X	3,172,471	14,680,777	(11,508,306			(11,508,306		3,172,471		2,425,916	2,425,916	11,553,812	X X X
7299998	Summary Item from Part 5 for Common Stocks				X X X	54,732,945	X X X	54,549,774	X X X						54,549,774		183,173	183,173	36,229	X X X
7299999	Total - Common Stocks				X X X	60,331,332	X X X	57,722,245	14,680,777	(11,508,306			(11,508,306		57,722,245		2,609,089	2,609,089	11,590,041	X X X
7399999	Total - Preferred and Common Stocks				X X X	60,331,332	X X X	57,722,245	14,680,777	(11,508,306			(11,508,306		57,722,245		2,609,089	2,609,089	11,590,041	X X X
7499999	Totals					134,549,887	X X X	132,274,506	44,926,662	(11,508,306	(259,689)		(11,767,995		131,701,615		2,848,275	2,848,275	12,809,243	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					17	18	19	20	21
											12	13	14	15	16					
CUSIP Identi- fication	Description	Foreign	Date Acquired	Name of Vendor	Disposal Date	Name of Purchaser	Par Value (Bonds) or Number of Shares (Stock)	Actual Cost	Consid- eration	Book/ Adjusted Carrying Value At Disposal Date	Unrealized Valuation Increase/ (Decrease)	Current Year's (Amort- ization)/ 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
31359M-MB-6	FEDERAL NATL MTG ASSN 6% 1/18/12		05/25/2004	MORGAN STANLEY	09/09/2004	MERRILL LYNCH	800,000.000	813,056	811,200	807,271		(5,785)		(5,785)			3,929	3,929	30,933	17,067
31359M-EY-5	FNMA 6.625% 9/15/09		06/17/2004	VARIOUS	09/22/2004	DEUTSCH	1,650,000.000	1,878,676	1,872,499	1,858,552		(20,124)		(20,124)			13,948	13,948	95,179	40,725
31359M-FG-3	FNMA 7.25% 1/15/10		07/09/2004	MORGAN STANLEY	09/22/2004	MERRILL LYNCH	660,000.000	757,533	772,207	754,349		(3,185)		(3,185)			17,859	17,859	32,963	23,526
3136F5-R4-5	FNMA NOTE 3.6% 12/28/06		07/07/2004	RBC Dominion Secur	09/09/2004	MERRILL LYNCH	2,400,000.000	2,409,696	2,408,400	2,406,209		(3,487)		(3,487)			2,191	2,191	17,280	2,400
0399999	Subtotal - Bonds - U. S. Governments						5,510,000.000	5,858,961	5,864,306	5,826,381		(32,581)		(32,581)			37,927	37,927	176,355	83,718
013538-EG-4	ALBUQUERQUE ARPT REV 07/01/14 VAR		05/26/2004	Citibank	11/17/2004	VARIOUS	2,400,000.000	2,400,000	2,400,000	2,400,000									9,859	1,617
01399A-AQ-7	ALBUQUERQUE NM REV VAR RT		06/01/2004	Citibank	07/01/2004	CALLED @ 100.0000	100,000.000	100,000	100,000	100,000									82	68
04780T-AA-2	ATLANTA GA ARPT PASSENGER VAR RT		09/02/2004	BEAR STEARNS	09/20/2004	BEAR STEARNS	100,000.000	100,000	100,000	100,000									74	
167501-M9-3	CHICAGO ILL BD ED GO VAR RT 3/1/26		09/10/2004	MORGAN STANLEY	09/13/2004	MORGAN STANLEY	1,900,000.000	1,900,000	1,900,000	1,900,000									206	
167560-JA-0	CHICAGO ILL MET WTR 12/01/31 VAR		02/03/2004	Citibank	03/03/2004	Citibank	1,100,000.000	1,100,000	1,100,000	1,100,000									772	
18085P-CR-3	CLARK NEV ARPT REV VAR RT 07/01/29		05/26/2004	Citibank	07/28/2004	Citibank	1,300,000.000	1,300,000	1,300,000	1,300,000									7,439	5,004
246387-LS-1	DELAWARE ST ECON DEV VAR 05/01/32		04/15/2004	MORGAN STANLEY	12/09/2004	MORGAN STANLEY	200,000.000	200,000	200,000	200,000									1,769	39
312805-EU-4	FAYETTEVILLE N C PUB 03/01/09 VAR		02/03/2004	Citibank	03/03/2004	Citibank	1,100,000.000	1,100,000	1,100,000	1,100,000									5,486	4,660
397090-ET-4	GREENWOOD CNTY SC REV VAR 10/1/34		06/25/2004	MORGAN STANLEY	07/19/2004	MORGAN STANLEY	200,000.000	200,000	200,000	200,000									173	13
452245-BQ-5	ILLINOIS ST TOLL HWY VAR RT		02/03/2004	Citibank	03/03/2004	Citibank	1,100,000.000	1,100,000	1,100,000	1,100,000									1,722	922
454798-NC-9	INDIANA HEALTH FAC FING VAR RT		02/20/2004	MORGAN STANLEY	09/13/2004	MORGAN STANLEY	100,000.000	100,000	100,000	100,000									715	55
454798-MW-6	INDIANA HEALTH VAR RT 11/15/26		05/26/2004	MORGAN STANLEY	07/12/2004	MORGAN STANLEY	1,700,000.000	1,700,000	1,700,000	1,700,000									4,059	1,421
454912-AJ-5	INDIANA ST DEV FIN 05/01/2035 VAR		03/15/2004	MORGAN STANLEY	05/27/2004	MORGAN STANLEY	100,000.000	100,000	100,000	100,000									288	83
46246K-PC-0	IOWA FIN AUTH REV 08/15/04 VAR		02/03/2004	Citibank	03/03/2004	Citibank	1,100,000.000	1,100,000	1,100,000	1,100,000									854	55
471373-BJ-8	JASPER IND POLL RE VAR RT 07/01/17		05/26/2004	MORGAN STANLEY	07/12/2004	MORGAN STANLEY	1,500,000.000	1,500,000	1,500,000	1,500,000									3,227	892
47206N-AB-8	JAY STR DEV CORP N Y CTS ADJ RATE		01/05/2004	MORGAN STANLEY	01/30/2004	MORGAN STANLEY	100,000.000	100,000	100,000	100,000									59	
47206N-AG-7	JAY STR DEV NY FAC VAR RT 05/01/22		08/16/2004	MORGAN STANLEY	09/13/2004	MORGAN STANLEY	1,400,000.000	1,400,000	1,400,000	1,400,000									2,236	581
46613P-EW-2	JEA FLA WTR SWR REV 10/01/36 VAR		02/03/2004	Citibank	03/03/2004	Citibank	1,200,000.000	1,200,000	1,200,000	1,200,000									1,687	805
485424-JU-0	KANSAS HWY REV VAR RT 09/01/14		05/26/2004	AG EDWARDS	08/06/2004	AG EDWARDS	1,500,000.000	1,500,000	1,500,000	1,500,000									3,941	613
576049-WN-6	MASSACHUSETTS ST WT VAR RATE		02/03/2004	Citibank	03/03/2004	Undefined	1,100,000.000	1,100,000	1,100,000	1,100,000									827	27
576049-YK-0	MASSACHUSETTS ST WTR VAR RT		01/26/2004	MORGAN STANLEY	02/17/2004	MORGAN STANLEY	1,600,000.000	1,600,000	1,600,000	1,600,000									747	113
587829-AA-0	MERCER CNTY KY 05/01/23 VAR RT		08/25/2004	MORGAN STANLEY	09/20/2004	MORGAN STANLEY	1,100,000.000	1,100,000	1,100,000	1,100,000									6,540	101
59259R-EE-0	METROPOLITAN TRANSN NY VAR RT		12/01/2004	MERRILL LYNCH	12/21/2004	MERRILL LYNCH	100,000.000	99,991	100,000	99,991							9	9	74	
59465E-4Q-3	MICHIGAN ST HOSP FIN AUTH VAR RT		03/01/2004	MORGAN STANLEY	05/27/2004	MORGAN STANLEY	100,000.000	100,000	100,000	100,000									258	16
64468C-AT-1	NEW HAMPSHIRE ST BUS VAR RT		05/25/2004	MORGAN STANLEY	08/02/2004	MORGAN STANLEY	200,000.000	200,000	200,000	200,000									797	61
645779-AV-1	NEW JERSEY ECONOMIC DEV VAR RATE		05/03/2004	AG EDWARDS	05/27/2004	AG EDWARDS	100,000.000	100,000	100,000	100,000									105	35
646139-WF-8	NEW JERSEY TPK REV VAR RT 01/01/24		05/26/2004	MORGAN STANLEY	07/19/2004	MORGAN STANLEY	1,500,000.000	1,500,000	1,500,000	1,500,000									2,740	667
64982P-SK-9	NEW YORK ST DORM VAR RT 1/15/32		04/26/2004	MORGAN STANLEY	05/27/2004	MORGAN STANLEY	200,000.000	200,000	200,000	200,000									179	
649845-FS-8	NEW YORK ST ENERGY POLL VAR RT		10/26/2004	MORGAN STANLEY	12/14/2004	MORGAN STANLEY	100,000.000	100,000	100,000	100,000									344	112
64984E-CN-3	NEW YORK ST ENERGY REV VAR RT		09/27/2004	MORGAN STANLEY	12/14/2004	MORGAN STANLEY	100,000.000	100,000	100,000	100,000									369	17
649842-BN-0	NEW YORK ST ENERGY VAR RT		05/26/2004	AG EDWARDS	07/12/2004	AG EDWARDS	1,200,000.000	1,200,000	1,200,000	1,200,000									1,479	40
650034-VW-8	NEW YORK ST URBAN DEV REV VAR RT		10/20/2004	MORGAN STANLEY	11/16/2004	MORGAN STANLEY	1,900,000.000	1,900,000	1,900,000	1,900,000									2,364	84
649876-E3-9	NY ST LOC GOVT ASSIST REF VAR RT		10/01/2004	MORGAN STANLEY	12/09/2004	MORGAN STANLEY	2,100,000.000	2,100,000	2,100,000	2,100,000									5,831	94

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 12	13	14	15	16	17	18	19	20	21
CUSIP Identi-fication	Description	Foreign	Date Acquired	Name of Vendor	Disposal Date	Name of Purchaser	Par Value (Bonds) or Number of Shares (Stock)	Actual Cost	Consid-eration	Book/ Adjusted Carrying Value At Disposal Date	Unrealized Valuation Increase/ (Decrease)	Current Year's (Amort-ization)/ 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
79410S-AG-1	SALEM CNTY N J POLLTN VAR RT		09/23/2004	MORGAN STANLEY	12/14/2004	MORGAN STANLEY	1,200,000.000	1,200,000	1,200,000	1,200,000									4,118	66
876385-HE-8	TARRANT CNTY TEX HEALTH FACS D VAR		05/26/2004	MORGAN STANLEY	07/08/2004	MORGAN STANLEY	1,100,000.000	1,100,000	1,100,000	1,100,000									2,318	834
928809-AN-2	VOLUNTEER ST STUDENT VAR RT		11/01/2004	MORGAN STANLEY	12/14/2004	MORGAN STANLEY	100,000.000	100,000	100,000	100,000									345	142
928809-AP-7	VOLUNTEER STUDENT VAR RATE		05/26/2004	MORGAN STANLEY	12/14/2004	MORGAN STANLEY	1,500,000.000	1,500,000	1,500,000	1,500,000									12,047	
976904-LN-0	WISCONSIN HSG & ECONOMIC VAR RT		06/15/2004	MERRILL LYNCH	06/18/2004	MERRILL LYNCH	1,000,000.000	1,000,000	1,000,000	1,000,000									496	401
1799999	Subtotal - Bonds - States, Territories and Possessions						34,500,000.000	34,499,991	34,500,000	34,499,991							9	9	86,626	19,638
167501-N2-7	CHICAGO ILL BRD ED VAR RT		11/29/2004	MORGAN STANLEY	12/14/2004	AG EDWARDS	1,200,000.000	1,200,000	1,200,000	1,200,000									875	150
930868-BA-1	WAKE CNTY VAR 5/1/2024		06/01/2004	AG EDWARDS	08/06/2004	AG EDWARDS	100,000.000	100,000	100,000	100,000									308	78
2499999	Subtotal - Bonds - Political Subdivisions of States, Territories and Possessions						1,300,000.000	1,300,000	1,300,000	1,300,000									1,183	228
31405M-TV-9	FNMA 15 YR 5% 9/19 #793564		09/07/2004	BEAR STEARNS	12/25/2004	VARIOUS	1,500,000.000	1,523,203	1,515,573	1,522,538		(666)		(666)			(6,965)	(6,965)	19,887	3,958
3199999	Subtotal - Bonds - Special Revenue and Special Assessment and all Non-Guaranteed Obligations						1,500,000.000	1,523,203	1,515,573	1,522,538		(666)		(666)			(6,965)	(6,965)	19,887	3,958
7425A0-AA-8	PRINCIPAL LIFE 144A 6.125 03/01/06		01/14/2004	MORGAN STANLEY	03/31/2004	RBC Dominion Secur	750,000.000	811,020	810,773	805,019		(6,001)		(6,001)			5,754	5,754	27,307	17,737
4599999	Subtotal - Bonds - Industrial and Miscellaneous (Unaffiliated)						750,000.000	811,020	810,773	805,019		(6,001)		(6,001)			5,754	5,754	27,307	17,737
6099998	Subtotal - Bonds						43,560,000.000	43,993,175	43,990,652	43,953,929		(39,248)		(39,248)			36,725	36,725	311,358	125,279
023135-10-6	AMAZON COM INC		03/15/2004	Direct	03/29/2004	VARIOUS	70,303.000	3,005,749	3,027,721	3,005,749							21,972	21,972		
001765-10-6	AMR CORP		11/30/2004	Direct	12/02/2004	Direct	249,700.000	2,140,012	2,517,189	2,140,012							377,177	377,177		
038222-10-5	APPLIED MATERIALS INC		05/24/2004	Undefined	05/27/2004	Direct	25,000.000	470,750	490,489	470,750							19,739	19,739		
247361-10-8	DELTA AIRLINES INC DEL COM		01/16/2004	Direct	01/27/2004	Direct	85,000.000	1,022,500	1,033,526	1,022,500							11,026	11,026		
459200-10-1	INTERNATIONAL BUSINESS MACHINES CO		04/27/2004	Direct	05/19/2004	Direct	10,000.000	912,800	884,680	912,800							(28,120)	(28,120)		
524908-10-0	LEHMAN BROTHERS HOLDINGS INC		04/21/2004	Direct	05/14/2004	Direct	10,000.000	758,774	751,656	758,774							(7,118)	(7,118)		
651639-10-6	NEWMONT MINING CORP		02/03/2004	Direct	02/24/2004	Direct	94,200.000	4,094,508	4,085,106	4,094,508							(9,402)	(9,402)		
670008-10-1	NOVELLUS SYSTEMS INC.		05/25/2004	Direct	05/27/2004	Direct	7,500.000	223,079	238,719	223,079							15,641	15,641		
G7945J-10-4	SEAGATE TECHNOLOGY		09/14/2004	Direct	10/20/2004	VARIOUS	161,000.000	2,494,384	2,263,309	2,494,384							(231,075)	(231,075)	16,200	
882508-10-4	TEXAS INSTRUMENTS INC		06/07/2004	Direct	09/09/2004	Direct	50,000.000	1,274,800	1,168,349	1,274,800							(106,451)	(106,451)	425	
887317-10-5	TIME WARNER INC.		10/13/2004	Direct	11/15/2004	Direct	25,000.000	419,523	433,097	419,523							13,575	13,575		
958102-10-5	WESTERN DIGITAL CORP		11/12/2004	Direct	11/30/2004	Direct	86,100.000	717,563	823,772	717,563							106,209	106,209		
6899999	Subtotal - Common Stocks - Industrial and Miscellaneous (Unaffiliated)						X X X	17,534,442	17,717,613	17,534,442							183,173	183,173	16,625	
09248U-84-1	BLACKROCK MUNI-CASH FUND		11/30/2004	PROVIDENT INST'L	11/30/2004	VARIOUS	29,009,871.050	29,009,871	29,009,871	29,009,871									11,538	
299920-30-6	EVERGREEN INST'L MUNI MMKT #496		11/30/2004	EVERGREEN	12/31/2004	EVERGREEN	8,005,461.190	8,005,461	8,005,461	8,005,461									8,066	

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					17	18	19	20	21
											12	13	14	15	16					
CUSIP Identi-fication	Description	Foreign	Date Acquired	Name of Vendor	Disposal Date	Name of Purchaser	Par Value (Bonds) or Number of Shares (Stock)	Actual Cost	Consid-eration	Book/ Adjusted Carrying Value At Disposal Date	Unrealized Valuation Increase/ (Decrease)	Current Year's (Amort-ization)/ 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
7199999	Subtotal - Common Stocks - Money Market Mutual Funds						X X X	37,015,332	37,015,332	37,015,332									19,604	
7299998	Total - Common Stocks						X X X	54,549,774	54,732,945	54,549,774							183,173	183,173	36,229	
7399999	Subtotal-Stocks						X X X	54,549,774	54,732,945	54,549,774							183,173	183,173	36,229	
7499999	Totals						X X X	98,542,949	98,723,597	98,503,703		(39,248)		(39,248)			219,898	219,898	347,587	125,279

SCHEDULE D - PART 6 - SECTION 1

Valuation of Shares of Subsidiary, Controlled or Affiliated Companies

1	2	3	4	5	6	7	8	Stock of Such Company Owned by Insurer on Statement Date	
								9	10
CUSIP Identi-fication	Description Name of Subsidiary, Controlled or Affiliated Company	Foreign	NAIC Company Code or Alien Insurer Identification Number	NAIC Valuation Method (See SVO Purposes and Procedures manual)	Do Insurer's Assets Include Intangible Assets Connected with Holding of Such Company's Stock?	Total Amount of Such Intangible Assets	Book/ Adjusted Carrying Value	Number of Shares	% of Outstanding
16821#-10-9	Chicago Title Insurance Company of O		50490	3B2A	No		12,629,353	1,000.000	100.000
23520#-10-9	Dallas Seven Index Inc.			3B2B	No			20.000	14.300
30272*-10-8	FNF Title Reinsurance Company		00000	3B2A	No		41,057	100,000.000	100.000
51466#-10-6	Land Title Company of Kitsap County			3B2B	No		2,218,522	28,330.000	43.000
88845*-10-4	Title Reinsurance Company		32336	3B2A	No		1,173,545	55.000	22.400
1799999	Subtotal - Common Stock - Other Affiliates						16,062,477	X X X	X X X
1899999	Subtotal - Common Stocks						16,062,477	X X X	X X X
1999999	Totals						16,062,477	X X X	X X X

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: $ 63,994,083
2. Total amount of intangible assets nonadmitted $ 0

SCHEDULE D - PART 6 - SECTION 2

1	2	3	4	Stock in Lower-Tier Company Owned Indirectly by Insurer on Statement Date	
				5	6
CUSIP Identifi-cation	Name of Lower-Tier Company	Name of Company Listed in Section 1 Which Controls Lower-Tier Company	Total Amount of Intangible Assets Included in Amount Shown in Column 7, Section 1	Number of Shares	% of Outstanding

NONE

SCHEDULE DA - PART 1

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

1	Codes		4	5	6	7	Change in Book/Adjusted Carrying Value				12	13	Interest						20
	2	3					8	9	10	11			14	15	16	17	18	19	
Description	Code	Foreign	Date Acquired	Name of Vendor	Maturity Date	Book/ Adjusted Carrying Value	Unrealized Valuation Increase/ (Decrease)	Current Year's (Amort- ization)/ Accretion	Current Year's Other Than Temporary Impairment Recognized	Total Foreign Exchange Change in B./A.C.V.	Par Value	Actual Cost	Amount Due and Accrued Dec. 31 of Current Year on Bond Not in Default	Non-Admitted Due and Accrued	Rate of	Effective Rate of	How Paid	Gross Amount Received	Paid for Accrued Interest
BLACKROCK TEMPORARY INV FUND			12/31/2004	PROVIDENT INST'L FUNDS	12/31/2005	11,608,062						11,608,062							
DREYFUS CASH MGMT FD#719			12/01/2004	Undefined	12/31/2005	8,904						8,904						19	
JP MORGAN PRIME MMF/PREMIER FU			12/30/2004	Undefined	12/31/2005	2,903,282						2,903,282							
8099999 Subtotal - Class One Money Market Mutual Funds						14,520,248					X X X	14,520,248			X X X	X X X	X X X	19	
8299999 Totals						14,520,248					X X X	14,520,248			X X X	X X X	X X X	19	

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							
Bank of America	Chicago IL					238,287	
Harris Bank	Chicago IL					1,794,317	
Bank One	Crown Point IN					438,369	
0199998 Deposits in 1 depositories that do not exceed the allowable limit in any one depository (See Instructions) - open depositories.		X X X	X X X	103		1,093	X X X
0199999 Totals-Open Depositories		X X X	X X X	103		2,472,066	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	103		2,472,066	X X X
0499999 Cash in Company's Office		X X X	X X X	X X X	X X X	300	X X X
0599999 Total Cash		X X X	X X X	103		2,472,366	X X X

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

1. January	52,493,547	4. April	80,235,666	7. July	75,328,625	10. October	2,189,132
2. February	66,390,441	5. May	81,056,809	8. August	89,640,566	11. November	2,392,840
3. March	93,986,871	6. June	101,728,079	9. September	109,337,273	12. December	2,472,366

SCHEDULE E - PART 2 - CASH EQUIVALENTS

Show Investments Owned December 31 of Current Year

1 CUSIP Identification	2 Description	3 Code	4 Date Acquired	5 Rate of Interest	6 Maturity Date	7 Book/Adjusted Carrying Value	8 Amount of Interest Due & Accrued	9 Gross Investment Income

NONE

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
	B	U.S. Treasury 6.5% 2/15/2010	AMSouth - RSD by Ins Code 27-3-12	70,000	79,454	79,257
AL99999		ALABAMA		70,000	79,454	79,257
	B	U.S. Treasury 6.5% 2/15/2010	Regions Bank - RSD by Ins Code 26-63-206	60,000	68,103	67,935
AR99999		ARKANSAS		60,000	68,103	67,935
	B	U.S. Treasury 6.5% 2/15/2010	Wachovia (State of Georgia) - RSD by Ins Code 33-3-8	35,000	39,727	39,629
GA99999		GEORGIA		35,000	39,727	39,629
	B	U.S. Treasury 6.5% 2/15/2010	Hancock (Louisiana) - RSD by Ins Code 22:1021	50,000	56,753	56,612
LA99999		LOUISIANA		50,000	56,753	56,612
	B	U.S. Treasury 6.5% 2/15/2010	Citizens - RSD by Ins Code 402:73	200,000	227,011	226,450
NH99999		NEW HAMPSHIRE		200,000	227,011	226,450
	B	U.S. Treasury 5.875% 11/15/05	Wells Fargo Bank - RSD by Ins Code 59A-5-18	100,000	99,815	102,656
NM99999		NEW MEXICO		100,000	99,815	102,656
	B	U.S. Treasury 6.5% 2/15/2010	Wachovia (State of North Carolina) - RSD by Ins Code 58-5-10	650,000	737,786	735,962
	B	U.S. Treasury 5.875% 11/15/05	Wachovia (State of North Carolina) - RSD by Ins Code 58-5-10	225,000	224,583	230,976
NC99999		NORTH CAROLINA		875,000	962,369	966,938
	B	U.S. Treasury 6.5% 2/15/2010	National City Trust - RSD by Ins Code 3953.06	250,000	283,764	283,063
OH99999		OHIO		250,000	283,764	283,063
	B	U.S. Treasury 6.5% 2/15/2010	Bank of America (South Carolina) - RSD by Ins Code 38-96-80	135,000	153,233	152,854
SC99999		SOUTH CAROLINA		135,000	153,233	152,854
	B	U.S. Treasury 5.875% 11/15/05	Wells Fargo Bank - RSD by Ins Code 58-6-36	115,000	116,036	118,054
SD99999		SOUTH DAKOTA		115,000	116,036	118,054

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

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
9999997		Total - Special Deposits NOT held for the benefit of all Policyholders, Claimants, and Creditors of the Company		1,890,000	2,086,265	2,093,448
9999998		Total - Special Deposits held for the benefit of all Policyholders, Claimants, and Creditors of the Company		2,345,000	2,453,749	2,490,250
9999999		Totals		4,235,000	4,540,014	4,583,698

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