

**QUARTERLY STATEMENT**

**OF THE**

**STEWART TITLE**

**INSURANCE COMPANY**

**of** **NEW YORK**

**in the state of** **NEW YORK**

**TO THE**

**Insurance Department**

**OF THE**

**STATE OF**

**NEW YORK**

**FOR THE QUARTER ENDED**

**June 30, 2013**

**TITLE**

**2013**



51420201320100102

# QUARTERLY STATEMENT

AS OF JUNE 30, 2013  
OF THE CONDITION AND AFFAIRS OF THE

## Stewart Title Insurance Company

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

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

**Incorporated/Organized** October 26, 1987 **Commenced Business** December 2, 1987

**Statutory Home Office** 300 East 42nd Street 10th Floor , New York, NY US 10017  
(Street and Number) (City or Town, State, Country and Zip Code)

**Main Administrative Office** 300 East 42nd Street 10th Floor  
(Street and Number)  
New York, NY US 10017 212-922-0050  
(City or Town, State, Country and Zip Code) (Area Code) (Telephone Number)

**Mail Address** 300 East 42nd Street 10th Floor , New York, NY US 10017  
(Street and Number or P.O. Box) (City or Town, State, Country and Zip Code)

**Primary Location of Books and Records** 300 East 42nd Street 10th Floor New York, NY US 10017 212-922-0050  
(Street and Number) (City or Town, State, Country and Zip Code) (Area Code) (Telephone Number)

**Internet Website Address** www.stewart.com

**Statutory Statement Contact** Emily Thai -DeRago 212-922-0050  
(Name) (Area Code) (Telephone Number) (Extension)  
ethai@stewart.com 212-983-1133  
(E-Mail Address) (Fax Number)

### OFFICERS

#### Chairman of the Board

John F. Welling

Name	Title
1. John F. Welling	President and Chief Operating Officer
2. Julie A. Curlen	Secretary and Executive Vice President
3. Emily Thai -DeRago	Treasurer and Vice President
4. Milliman	Actuary

### VICE-PRESIDENTS

Name	Title	Name	Title
Kimberly Allen	Vice President	Ken Anderson	Vice President
Barry Balonek	Vice President	Kristin Bellouny	Vice President
Harold Boxer	Vice President	Genoveva Brown	Vice President
Peter Bryant	Vice President	Christopher Burdick	Senior Vice President
Katherine Colucci	Vice President	Joseph Decutiis	Vice President
Scott Deverell	Vice President	John Federowicz	Vice President
John Foley	Senior Vice President	John Frates	Senior Vice President
Gelsomina Gambardella-Terrasi	Vice President	Craig Goldenberg	Vice President
Richard Greiner	Vice President	Peter Iannini	Vice President
John Killea	Senior Vice President	Richard King	Vice President
Paula Klein	Vice President	Pamela Nestico	Vice President
Norma Redditt	Vice President	Henry Ruhlandt	Vice President
Vincent Sabia	Vice President	Henry Sillocks	Vice President
Norman Sloane	Vice President	Thomas Vinci	Vice President

### DIRECTORS OR TRUSTEES

Glenn Clements	Julie A. Curlen	George Houghton	John L. Killea
John F. Welling	Matthew J. Leeds	Richard A. Nardi	

State of New York

County of New York ss

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

(Signature) John F. Welling	(Signature) Julie A. Curlen	(Signature) Emily Thai -DeRago
(Printed Name) 1.	(Printed Name) 2.	(Printed Name) 3.
President and Chief Operating Officer	Secretary and Executive Vice President	Treasurer and Vice President
(Title)	(Title)	(Title)

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2013

a. Is this an original filing?  Yes  No  
 b. If no: 1. State the amendment number \_\_\_\_\_  
 2. Date filed \_\_\_\_\_  
 3. Number of pages attached \_\_\_\_\_

## ASSETS

	Current Statement Date			4 December 31 Prior Year Net Admitted Assets
	1 Assets	2 Nonadmitted Assets	3 Net Admitted Assets (Cols. 1 - 2)	
1. Bonds	76,294,862		76,294,862	74,403,411
2. Stocks:				
2.1 Preferred stocks				
2.2 Common stocks				
3. Mortgage loans on real estate:				
3.1 First liens				
3.2 Other than first liens				
4. Real estate:				
4.1 Properties occupied by the company (less \$ 0 encumbrances)	1,159,164		1,159,164	1,196,642
4.2 Properties held for the production of income (less \$ 0 encumbrances)				
4.3 Properties held for sale (less \$ 0 encumbrances)				
5. Cash (\$ 7,302,962), cash equivalents (\$ 0), and short-term investments (\$ 0)	7,302,962		7,302,962	4,365,402
6. Contract loans (including \$ 0 premium notes)				
7. Derivatives				
8. Other invested assets	61,021		61,021	128,790
9. Receivables for securities				
10. Securities lending reinvested collateral assets				
11. Aggregate write-ins for invested assets				
12. Subtotals, cash and invested assets (Lines 1 to 11)	84,818,009		84,818,009	80,094,245
13. Title plants less \$ 0 charged off (for Title insurers only)	837,063		837,063	964,477
14. Investment income due and accrued	1,001,633		1,001,633	952,075
15. Premiums and considerations:				
15.1 Uncollected premiums and agents' balances in the course of collection	5,105,990	768,497	4,337,493	4,100,577
15.2 Deferred premiums, agents' balances and installments booked but deferred and not yet due (including \$ 0 earned but unbilled premiums)				
15.3 Accrued retrospective premiums				
16. Reinsurance:				
16.1 Amounts recoverable from reinsurers				
16.2 Funds held by or deposited with reinsured companies				
16.3 Other amounts receivable under reinsurance contracts	61,523		61,523	31,148
17. Amounts receivable relating to uninsured plans				
18.1 Current federal and foreign income tax recoverable and interest thereon				
18.2 Net deferred tax asset	5,674,597	3,878,875	1,795,722	2,024,065
19. Guaranty funds receivable or on deposit				
20. Electronic data processing equipment and software	62,835		62,835	37,945
21. Furniture and equipment, including health care delivery assets (\$ 0)	353,001	353,001		
22. Net adjustment in assets and liabilities due to foreign exchange rates				
23. Receivables from parent, subsidiaries and affiliates	162,393		162,393	29,140
24. Health care (\$ 0) and other amounts receivable				
25. Aggregate write-ins for other than invested assets	1,990,184	1,553,776	436,408	327,268
26. Total assets excluding Separate Accounts, Segregated Accounts and Protected Cell Accounts (Lines 12 to 25)	100,067,228	6,554,149	93,513,079	88,560,940
27. From Separate Accounts, Segregated Accounts and Protected Cell Accounts				
28. Total (Lines 26 and 27)	100,067,228	6,554,149	93,513,079	88,560,940

DETAILS OF WRITE-IN LINES				
1101.				
1102.				
1103.				
1198. Summary of remaining write-ins for Line 11 from overflow page				
1199. Totals (Lines 1101 through 1103 plus 1198) (Line 11 above)				
2501. Prepays	1,553,776	1,553,776		
2502. Other Receivable	188,284		188,284	73,521
2503. Deposits	179,710		179,710	179,710
2598. Summary of remaining write-ins for Line 25 from overflow page	68,414		68,414	74,037
2599. Totals (Lines 2501 through 2503 plus 2598) (Line 25 above)	1,990,184	1,553,776	436,408	327,268

## LIABILITIES, SURPLUS AND OTHER FUNDS

	1	2
	Current Statement Date	December 31 Prior Year
1. Known claims reserve	9,606,742	10,560,486
2. Statutory premium reserve	43,717,997	42,051,656
3. Aggregate of other reserves required by law		
4. Supplemental reserve		
5. Commissions, brokerage and other charges due or accrued to attorneys, agents and real estate brokers		
6. Other expenses (excluding taxes, licenses and fees)	2,727,284	2,387,449
7. Taxes, licenses and fees (excluding federal and foreign income taxes)	(174,085)	238,619
8.1 Current federal and foreign income taxes (including \$ 0 on realized capital gains (losses))	1,999,394	1,133,438
8.2 Net deferred tax liability		
9. Borrowed money \$ 0 and interest thereon \$ 0		
10. Dividends declared and unpaid		
11. Premiums and other consideration received in advance		
12. Unearned interest and real estate income received in advance		
13. Funds held by company under reinsurance treaties		
14. Amounts withheld or retained by company for account of others		
15. Provision for unauthorized and certified reinsurance		
16. Net adjustments in assets and liabilities due to foreign exchange rates		
17. Drafts outstanding		
18. Payable to parent, subsidiaries and affiliates	450,865	773,056
19. Derivatives		
20. Payable for securities		
21. Payable for securities lending		
22. Aggregate write-ins for other liabilities	268,101	276,508
23. Total liabilities (Lines 1 through 22)	58,596,298	57,421,212
24. Aggregate write-ins for special surplus funds		
25. Common capital stock	1,100,000	1,100,000
26. Preferred capital stock		
27. Aggregate write-ins for other than special surplus funds		
28. Surplus notes		
29. Gross paid in and contributed surplus	23,770,650	23,770,650
30. Unassigned funds (surplus)	10,046,131	6,269,078
31. Less treasury stock, at cost:		
31.1 0 shares common (value included in Line 25 \$ 0)		
31.2 0 shares preferred (value included in Line 26 \$ 0)		
32. Surplus as regards policyholders (Lines 24 to 30 less 31)	34,916,781	31,139,728
33. Totals (Page 2, Line 28, Col. 3)	93,513,079	88,560,940

DETAILS OF WRITE-INS		
0301.		
0302.		
0303.		
0398. Summary of remaining write-ins for Line 03 from overflow page		
0399. Totals (Lines 0301 through 0303 plus 0398) (Line 03 above)		
2201. Deferred Rents	268,101	276,508
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)	268,101	276,508
2401.		
2402.		
2403.		
2498. Summary of remaining write-ins for Line 24 from overflow page		
2499. Totals (Lines 2401 through 2403 plus 2498) (Line 24 above)		
2701.		
2702.		
2703.		
2798. Summary of remaining write-ins for Line 27 from overflow page		
2799. Totals (Lines 2701 through 2703 plus 2798) (Line 27 above)		

## OPERATIONS AND INVESTMENT EXHIBIT

STATEMENT OF INCOME	1 Current Year To Date	2 Prior Year To Date	3 Prior Year Ended December 31
<b>OPERATING INCOME</b>			
1. Title insurance and related income:			
1.1 Title insurance premiums earned	94,081,407	79,070,763	170,402,814
1.2 Escrow and settlement services	79,967	42,520	89,629
1.3 Other title fees and service charges	5,200,500	5,689,050	11,811,837
2. Aggregate write-ins for other operating income		29,937	
3. Total Operating Income (Lines 1 through 2)	99,361,874	84,832,270	182,304,280
<b>EXPENSES:</b>			
4. Losses and loss adjustment expenses incurred	3,410,751	4,646,201	9,832,786
5. Operating expenses incurred	91,529,904	79,597,264	169,278,660
6. Aggregate write-ins for other operating expenses			
7. Total Operating Expenses	94,940,655	84,243,465	179,111,446
8. Net operating gain or (loss) (Lines 3 minus 7)	4,421,219	588,805	3,192,834
<b>INVESTMENT INCOME</b>			
9. Net investment income earned	1,514,312	1,530,556	3,036,331
10. Net realized capital gains (losses) less capital gains tax of \$	548,437	321,163	740,520
11. Net investment gain (loss) (Lines 9 + 10)	2,062,749	1,851,719	3,776,851
<b>OTHER INCOME</b>			
12. Aggregate write-ins for miscellaneous income or (loss)	15,896		178,226
13. Net income, after capital gains tax and before all other federal income taxes (Lines 8 + 11 + 12)	6,499,864	2,440,524	7,147,911
14. Federal and foreign income taxes incurred	2,528,961	1,120,201	3,094,926
15. Net income (Lines 13 minus 14)	3,970,903	1,320,323	4,052,985
<b>CAPITAL AND SURPLUS ACCOUNT</b>			
16. Surplus as regards policyholders, December 31 prior year	31,139,728	30,989,007	30,989,007
17. Net income (from Line 15)	3,970,903	1,320,323	4,052,985
18. Change in net unrealized capital gains or (losses) less capital gains tax of \$	(67,769)	(6,914)	7,036
19. Change in net unrealized foreign exchange capital gain (loss)			
20. Change in net deferred income taxes	108,444	1,818,719	778,634
21. Change in nonadmitted assets	(234,525)	(2,164,756)	(1,687,934)
22. Change in provision for unauthorized and certified reinsurance			
23. Change in supplemental reserves			
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			(3,000,000)
29. Change in treasury stock			
30. Aggregate write-ins for gains and losses in surplus			
31. Change in surplus as regards policyholders (Lines 17 through 30)	3,777,053	967,372	150,721
32. Surplus as regards policyholders as of statement date (Lines 16 plus 31)	34,916,781	31,956,379	31,139,728

DETAILS OF WRITE-IN LINES			
0201. Miscellaneous		29,937	
0202. ....			
0203. ....			
0298. Summary of remaining write-ins for Line 02 from overflow page			
0299. Totals (Lines 0201 through 0203 plus 0298) (Line 02 above)		29,937	
0601. ....			
0602. ....			
0603. ....			
0698. Summary of remaining write-ins for Line 06 from overflow page			
0699. Totals (Lines 0601 through 0603 plus 0698) (Line 06 above)			
1201. Miscellaneous	15,896		178,226
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)	15,896		178,226
3001. ....			
3002. ....			
3003. ....			
3098. Summary of remaining write-ins for Line 30 from overflow page			
3099. Totals (Lines 3001 through 3003 plus 3098) (Line 30 above)			

**CASH FLOW**

	1	2	3
	Current Year To Date	Prior Year To Date	Prior Year Ended December 31
<b>Cash from Operations</b>			
1. Premiums collected net of reinsurance	95,056,869	79,534,989	172,330,888
2. Net investment income	1,908,938	1,937,169	3,853,459
3. Miscellaneous income	5,090,609	5,515,699	11,897,921
4. Total (Lines 1 to 3)	102,056,416	86,987,857	188,082,268
5. Benefit and loss related payments	4,364,496	4,471,997	8,896,141
6. Net transfers to Separate Accounts, Segregated Accounts and Protected Cell Accounts			
7. Commissions, expenses paid and aggregate write-ins for deductions	91,286,813	80,708,031	169,745,136
8. Dividends paid to policyholders			
9. Federal and foreign income taxes paid (recovered) net of \$ 0 tax on capital gains (losses)	1,663,005	3,490,118	5,451,606
10. Total (Lines 5 through 9)	97,314,314	88,670,146	184,092,883
11. Net cash from operations (Line 4 minus Line 10)	4,742,102	(1,682,289)	3,989,385
<b>Cash from Investments</b>			
12. Proceeds from investments sold, matured or repaid:			
12.1 Bonds	8,307,038	8,816,937	15,409,985
12.2 Stocks			
12.3 Mortgage loans			
12.4 Real estate			
12.5 Other invested assets	67,769	60,734	101,098
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)	8,374,807	8,877,671	15,511,083
13. Cost of investments acquired (long-term only):			
13.1 Bonds	10,181,749	6,315,506	16,694,575
13.2 Stocks			
13.3 Mortgage loans			
13.4 Real estate	(2,400)	20,000	67,859
13.5 Other invested assets			
13.6 Miscellaneous applications			
13.7 Total investments acquired (Lines 13.1 to 13.6)	10,179,349	6,335,506	16,762,434
14. Net increase (or decrease) in contract loans and premium notes			
15. Net cash from investments (Line 12.8 minus Line 13.7 and Line 14)	(1,804,542)	2,542,165	(1,251,351)
<b>Cash from Financing and Miscellaneous Sources</b>			
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			3,000,000
16.6 Other cash provided (applied)			
17. Net cash from financing and miscellaneous sources (Line 16.1 through Line 16.4 minus Line 16.5 plus Line 16.6)			(3,000,000)
<b>RECONCILIATION OF CASH, CASH EQUIVALENTS AND SHORT-TERM INVESTMENTS</b>			
18. Net change in cash, cash equivalents and short-term investments (Line 11, plus Lines 15 and 17)	2,937,560	859,876	(261,966)
19. Cash, cash equivalents and short-term investments:			
19.1 Beginning of year	4,365,402	4,627,368	4,627,368
19.2 End of period (Line 18 plus Line 19.1)	7,302,962	5,487,244	4,365,402

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

20.0001			
20.0002			
20.0003			

## NOTES TO FINANCIAL STATEMENTS

### I. Accounting Practices

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

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

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

	6/30/2013	12/31/2012
1 Net Income New York Basis	3,970,903	4,052,985
2 State Prescribed/Permitted Practices (Income)		
Title Plant Amortization, net of tax	82,928	169,666
Release of statutory premium reserve, net of tax	442,430	728,957
3 Net Income, NAIC SAP	<b>4,496,261</b>	<b>4,951,608</b>
4 Statutory Surplus, New York basis	34,916,781	31,139,728
5 State Prescribed/Permitted Practices (Surplus)		
Title Plants Amortization, net of Tax	2,966,351	2,883,423
Release of statutory premium reserve	14,376,963	13,934,533
6 Statutory Surplus, NAIC SAP	<b>52,260,095</b>	<b>47,957,684</b>

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

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

### C. Accounting Policies

**Revenue recognition and related expenses** - Premiums are earned at the time the policies are issued. Premiums on title insurance policies written by agents are recognized primarily when policies are reported to the Company. The Company also accrues for unreported policies where reasonable estimates can be made based on historical reporting patterns of agents, current trends and known information about agents. The Company assumed and ceded reinsurance with various title companies, on an individual basis, utilizing standard facultative agreements provided by the American Land Title Association and also has one excess reinsurance agreements wherein the Company assumes liability automatically under the terms of the treaty. Statutory Premium Reserves (SPR) are established to protect title insurance policyholders in the event of insolvency or dissolution of a title insurer. SPR is computed based on Section 6405(a)(1) of the New York Insurance Law. Expenses incurred in connection with issuing the policies are charged to operations as an expense for premiums retained by agents.

In addition, the company uses the following accounting policies:

- (1) Short-term investments are stated at cost.
- (2) Bonds not backed by other loans are stated at amortized cost using the scientific method.
- (3) Investments in Common stocks. – None
- (4) Investments in Preferred stock, excluding investments in preferred stock of subsidiary, controlled, or affiliated entities - None.
- (5) Mortgage loans. - None
- (6) Loan-backed securities- None
- (7) Investments in subsidiaries controlled and affiliated companies. – The company has ownership in one subsidiary. This

## NOTES TO FINANCIAL STATEMENTS

investment is valued based on the equity method. .

(8) Investments in joint ventures, partnerships and liability companies - None

(9) Derivatives - None

(10) Utilization of anticipated investment income used as a factor in the premium deficiency calculation.-None

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

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

(12) The Company has not modified its capitalization policy from the prior period.

### 2. Accounting Changes and Corrections of Errors

A. None.

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

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

### 3. Business Combinations and Goodwill

The Company merged with Monroe Title Insurance Corporation on May 12, 2009. The transaction was accounted for as a statutory merger. Previously, Monroe Title Insurance Corporation was a wholly-owned subsidiary of the Company and was accounted for using the statutory purchase method. The Company recognized the investment in the subsidiary in accordance with SSAP 88, section (b) (i) of the NAIC Accounting Practices and Procedures Manual. The prior years' amounts are stated as if the merger was in effect for the full calendar year 2009.

### 4. Discontinued Operations – Not Applicable

### 5. Investments

A. Mortgage Loans, including Mezzanine Real Estate Loans - Not Applicable

B. Debt Restructuring- Not Applicable

C. Reverse Mortgages – Not Applicable

D. Loan-Backed Securities – Not Applicable

E. Repurchase Agreements and /or Securities Lending Transactions – Not Applicable

F. Real Estate – The Company has reported values of \$1,159,164 in real estate.

G. Investments in low-income housing tax credits (LIHTC) – Not Applicable

### 6. Joint Ventures, Partnerships and Limited Liability Companies

A. The Company has no investments in Joint Ventures, Partnerships or Limited Liability Companies that exceed 10% of its admitted assets

B. The Company did not recognize any impairment write down for its investment in Joint Ventures, Partnerships and Limited Liability Company during this statement period.



## NOTES TO FINANCIAL STATEMENTS

### 7. Investment Income

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

All investment income due and accrued has been admitted.

2. The total amount excluded was \$ 0.

### 8. Derivative Instruments – Not Applicable

A. The components of the net deferred tax asset/(liability) at June 30 are as follows:

	6/30/2013			12/31/2012		
	(1) Ordinary	(2) Capital	(3) (Col 1 + 2) Total	(4) Ordinary	(5) Capital	(6) (Col 4 + 5) Total
1.						
a. <b>Gross Deferred Tax Assets</b>	5,722,310	-	5,722,310	5,566,153	-	5,566,153
b. <b>Statutory Valuation Allowance Adjustment</b>	-	-	-	-	-	-
c. <b>Adjusted Gross Deferred Tax Assets (1a - 1b)</b>	5,722,310	-	5,722,310	5,566,153	-	5,566,153
d. <b>Deferred Tax Assets Nonadmitted</b>	3,878,875	-	3,878,875	3,542,088	-	3,542,088
e. <b>Subtotal Net Admitted Deferred Tax Asset (1c - 1d)</b>	1,843,434	-	1,843,434	2,024,066	-	2,024,066
f. <b>Deferred Tax Liabilities</b>	47,713	-	47,713	-	-	-
g. <b>Net Admitted Deferred Tax Assets /</b>						
	1,795,721	-	1,795,721	2,024,065	-	2,024,065
<b>(Net Deferred Tax Liability) (1e - 1f)</b>		-			-	

	Change		
	(7) (Col 1 - 4) Ordinary	(8) (Col 2- 5) Capital	(9) (Col 7 + 8) Total
1.			
a. <b>Gross Deferred Tax Assets</b>	156,157	-	156,157
b. <b>Statutory Valuation Allowance Adjustment</b>	-	-	-
c. <b>Adjusted Gross Deferred Tax Assets (1a - 1b)</b>	156,157	-	156,157
d. <b>Deferred Tax Assets Nonadmitted</b>	336,787	-	336,787
e. <b>Subtotal Net Admitted Deferred Tax Asset (1c - 1d)</b>	(180,631)	-	(180,631)
f. <b>Deferred Tax Liabilities</b>	47,713	-	47,713
g. <b>Net Admitted Deferred Tax Assets /</b>			
<b>(Net Deferred Tax Liability) (1e - 1f)</b>	(228,344)	-	(228,344)

	6/30/2013			12/31/2012		
	(1) Ordinary	(2) Capital	(3) (Col 1 + 2) Total	(4) Ordinary	(5) Capital	(6) (Col 4 + 5) Total
2.						
a. Admission Calculation Components SSAP No. 101 Federal Income Taxes Paid In Prior Years Recoverable Through Loss Carrybacks.	0	0	0	0	0	0
b. Adjusted Gross Deferred Tax Assets Expected To Be Realized (Excluding The Amount Of Deferred Tax Assets From 2(a) above) After Application of the Threshold Limitation. (The Lesser of Through Loss Carrybacks.	1,795,721	-	1,795,721	-	-	-
1. Adjusted Gross Deferred Tax Assets to be Realized Following the Balance Sheet Date.	1,795,721	-	1,795,721	-	-	-
2. Adjusted Gross Deferred Tax Assets Allowed per Limitation Threshold	X X X	X X X	0	X X X	X X X	0
c. Adjusted Gross Deferred Tax Assets (Excluding the Amount Of Deferred Tax Assets From 2(a) and 2(b) above) Offset by Gross Deferred Tax Liabilities.	0	0	0	0	0	0
d. Deferred Tax Assets Admitted as the result of application of SSAP						
No. 101. Total ( 2(a) + 2(b) + 2(c) )	1,795,721	-	1,795,721	0	0	0

	Change		
	(1)	(2)	(3)
2.			

## NOTES TO FINANCIAL STATEMENTS

	(Col 1 - 4) Ordinary	(Col 2- 5) Capital	(Col 7 + 8) Total
<b>Admission Calculation Components SSAP No. 101</b>			
a. Federal Income Taxes Paid In Prior Years Recoverable Through Loss Carrybacks.	0	0	0
b. Adjusted Gross Deferred Tax Assets Expected To Be Realized (Excluding The Amount Of Deferred Tax Assets From 2(a) above) After Application of the Threshold Limitation. (The Lesser of Through Loss Carrybacks.	1,795,721	-	1,795,721
1. Adjusted Gross Deferred Tax Assets to be Realized Following the Balance Sheet Date.	1,795,721	-	1,795,721
2. Adjusted Gross Deferred Tax Assets Allowed per Limitation Threshold	X X X	X X X	0
c. Adjusted Gross Deferred Tax Assets (Excluding the Amount Of Deferred Tax Assets From 2(a) and 2(b) above) Offset by Gross Deferred Tax Liabilities.	0	0	0
d. Deferred Tax Assets Admitted as the result of application of SSAP			
No. 101. Total ( 2(a) + 2(b) + 2(c) )	1,795,721	-	1,795,721

	2012	2011
3. a. Ratio Percentage Used to Determine Recover Period And Threshold Limitation Amount.	0.000%	0.000%
b. Amount Of Adjusted Capital And Surplus Used To Determine Recovery Period And Threshold Limitation In 2(b)2 Above.	0 0	0 0

	6/30/2013			12/31/2012		
	(1) Ordinary Percent	(2) Capital Percent	(3) (Col 1 + 2) Total Percent	(4) Ordinary Percent	(5) Capital Percent	(6) (Col 4 + 5) Total Percent
4. Impact of Tax Planning Strategies						
a. Adjusted Gross DTAs (% of Total Adjusted Gross DTAs).....	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
b. Net Admitted Adjusted Gross DTAs (% of Total Net Admitted Adjusted Gross DTAs).....	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%

	Change		
	(7) (Col 1 - 4) Ordinary Percent	(8) (Col 2- 5) Capital Percent	(9) (Col 7 + 8) Total Percent
4. Impact of Tax Planning Strategies			
a. Adjusted Gross DTAs (% of Total Adjusted Gross DTAs).....	0.000%	0.000%	0.000%
b. Net Admitted Adjusted Gross DTAs (% of Total Net Admitted Adjusted Gross DTAs).....	0.000%	0.000%	0.000%

c. Does the Company's Tax-planning Strategies include the use of reinsurance? \_\_\_\_\_

\* As reported on the statutory balance sheet for the most recently filed statement with the domiciliary state commissioner adjusted in accordance with SSAP No. 10R. Paragraph 10.b.ii

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

	(1) 6/30/2013	(2) 12/31/2012	(3) (Col 1 - 2) Change
1. Current Income Tax			
a. Federal.....	2,528,961	3,094,027	(565,066)
b. Foreign.....	-	-	-
c. Subtotal.....	2,528,961	3,094,027	(565,066)
d. Federal Income Tax on net capital gains.....	-	-	-
e. Utilization of capital loss carry-forwards.....	-	-	-
f. Other.....	-	-	-
g. Federal and foreign income taxes incurred.....	2,528,961	3,094,027	(565,066)

2. Deferred Tax Assets:

a. Ordinary		
1 Discounting of unpaid losses.....	3,480,530	124,483

## NOTES TO FINANCIAL STATEMENTS

2	Unearned premium reserve.....	82,598	95,749	(13,152)
3	Policyholder reserves.....	-	-	-
4	Investments.....	-	-	-
5	Deferred acquisition costs.....	-	-	-
6	Policyholder dividends accrual.....	-	-	-
7	Fixed assets.....	176,754	163,325	13,428
8	Compensation and benefits accrual.....	17,589	18,485	(897)
9	Pension accrual.....	-	-	-
10	Receivables - nonadmitted.....	920,834	933,311	(12,477)
11	Net operating loss carry-forward.....	-	-	-
12	Tax credit carry-forward.....	-	-	-
13	Other (including items <5% of total ordinary tax assets).....	996,293	999,235	(2,942)
99	Subtotal.....	5,674,597	5,566,153	108,443
b.	Statutory valuation allowance adjustment.....	-	-	-
c.	Nonadmitted.....	3,878,875	3,542,088	336,787
d.	Admitted ordinary deferred tax assets (2a99 - 2b - 2c).....	1,795,721	2,024,065	(228,344)
e.	Capital:			
1	Investments.....	0	0	0
2	Net capital loss carry-forward.....	0	0	0
3	Real estate.....	0	0	0
4	Other (including items <5% of total capital tax assets).....	0	0	0
99	Subtotal.....	0	0	0
f.	Statutory valuation allowance adjustment.....	0	0	0
g.	Nonadmitted.....	0	0	0
h.	Admitted capital deferred tax assets (2e99 - 2f - 2g).....	0	0	0
i.	Admitted deferred tax assets (2d + 2h).....	1,795,721	2,024,065	(228,344)
3.	Deferred Tax Liabilities:			
a.	Ordinary			
1	Investments.....	-	-	-
2	Fixed assets.....	32,201	-	32,201
3	Deferred and uncollected premium.....	-	-	-
4	Policyholder reserves.....	-	-	-
5	Other (including items <5% of total ordinary tax liabilities).....	15,512	-	15,512
99	Subtotal.....	47,713	-	47,713
b.	Capital:			
1	Investments.....	-	-	-
2	Real Estate.....	-	-	-
3	Other (including items <5% of total capital tax liabilities).....	-	-	-
99	Subtotal.....	-	-	-
c.	Deferred tax liabilities (3a99 + 3b99).....	47,713	-	47,713
4.	Net deferred tax assets/liabilities (2i - 3c).....	1,748,008	2,024,065	(276,057)

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

	6/30/2013	12/31/2012
Current income taxes incurred	2,528,961	3,094,927
Change in deferred income tax	(108,444)	(778,634)

## NOTES TO FINANCIAL STATEMENTS

<b>(without tax on unrealized gains and losses)</b>		
<b>Total income tax reported</b>	<b>2,420,518</b>	<b>2,316,292</b>
<b>Income before taxes</b>	<b>6,499,864</b>	<b>7,147,911</b>
	<b>0</b>	<b>0</b>
<b>Expected Income tax expense (benefit) at 35% statutory rate</b>	<b>2,274,952</b>	<b>2,501,769</b>
<b>Increase (decrease) in actual tax reported resulting from:</b>		
<b>a. Dividends received deduction</b>	<b>-</b>	<b>-</b>
<b>b. Nondeductible expenses for meals, penalties, and lobbying</b>	<b>197,441</b>	<b>579,583</b>
<b>c. Tax-exempt income</b>	<b>(58,188)</b>	<b>(113,042)</b>
<b>d. Nondeductible Penalties</b>		<b>17</b>
<b>d. Deferred tax expense on nonadmitted assets</b>	<b>6,313</b>	<b>(617,848)</b>
<b>e. Federal income taxes on capital gains</b>	<b>-</b>	<b>-</b>
<b>f. Change in statutory valuation allowance</b>	<b>-</b>	<b>-</b>
<b>g. Recovery or charge for prior year federal income taxes</b>	<b>-</b>	<b>-</b>
<b>h. Prior Year True-up</b>	<b>-</b>	<b>(34,429)</b>
<b>i. Other</b>	<b>-</b>	<b>242</b>
<b>Total income tax reported</b>	<b>2,420,517</b>	<b>2,316,292</b>

### E. Operating loss carryforward

- 1 As of June 30, 2013, there are no net operating loss carryforwards available for tax purposes.
- 2 The amount of Federal income taxes incurred that are available for recoupment in the event of future net operating losses are:

	2012	3,094,927
	2013	2,528,961

### F. Consolidated federal income tax return

- (1) The Company's federal income tax return is consolidated with Stewart Information Services Corporation.
- (2) The method of allocation is detailed in the Eighth Restated Federal Income Tax Return Settlement Agreement dated September 30, 2011. Such Agreement was filed with the New York Insurance Department.

## 10. Information Concerning Parent, Subsidiaries, Affiliates and Other Related Parties

The Company paid a common stock dividend total \$3,000,000 to the parent company, Stewart Title Guaranty Company on July 12, 2012.

Amounts due from and amounts payable to related party at June 30, 2013 is \$223,916 and \$450,865 respectively. The terms of the settlement require that these amounts are settled within 30 or 60 days.

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

The Company has entered into a cost allocation agreement with Stewart Title Guaranty Company dated July 1, 2012. Such agreement was filed with the New York State Department of Financial Services on August 20, 2012.

## 11. Debt – Not Applicable

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

### A. Defined Benefit Plan - None

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

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

The Company makes matching contributions up to \$2,500 per year for each participant in an amount equal to 50% or the first 6% of the participant's compensation. Such percentage is subject to an annual re-determination by the Company's Board of Directors

At June 30, 2013 plan assets totaled \$13,535,974 including vested benefits of \$13,509,519.

### C. None

### D. None

## NOTES TO FINANCIAL STATEMENTS

E. None

F. None

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

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

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

2. Preferred Stock - None

3. Under New York law, the company cannot pay a dividend to shareholders in excess of certain limits without the approval from the New York State Insurance Commissioner. The company shall not declare or pay any cash or property dividend to shareholders which, together with all such dividends declared or paid by it during the next preceding twelve months, exceeds 10% of its then outstanding capital shares unless, after deducting such dividends, it has surplus to policyholders at least equal to 50% of its reinsurance reserve (statutory premium reserve) or a surplus at least equal to 50% of the minimum capital required of such insurer to transact the business of title insurance, whichever shall be greater. In addition, dividends may be paid only out of earned surplus, surplus not attributable to contributions made to surplus within five years next proceeding or to appreciation in value of investments not sold or otherwise disposed of. Surplus as regards policyholders as of June 30, 2013 was \$34,916,781.

4. Dividends paid – None

5-10 Not Applicable

11- 13 The Company has no surplus notes or quasi-reorganizations.

## 14. Contingencies

A. Contingent Commitments – None

B. Assessments - None

C. Gain Contingencies – None

D. Claims related extra contractual and bad faith losses stemming form lawsuit - None

E. All other Contingencies - None

## 15. Leases

The Company is obligated under various noncancelable leases (with initial or remaining lease terms in excess of one year). The future minimum lease payments under such leases are (in thousands):

Year Ending December 31:	
2013	1,382
2014	1,321
2015	1,271
2016	1,054
2017 and After	<u>2,288</u>
Total	7,316

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

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

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

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

## 20. Fair Value Measurements:

- Level 1 – quoted prices in active markets for identical assets or liabilities;

- Level 2 – observable inputs other than quoted prices included in Level 1, such as quoted prices for similar assets and liabilities in active markets; quoted prices for identical or similar assets and liabilities in markets that are not active; or other inputs that are observable or can be corroborated by observable market data and;

## NOTES TO FINANCIAL STATEMENTS

- Level 3 – unobservable inputs that are supported by little or no market activity and that are significant to the fair values of the assets or liabilities, including certain pricing models, discounted cash flow methodologies and similar techniques that use significant unobservable inputs.

A-B Not applicable

C.

	Type of Financial Instrument	Aggregate Fair Value	Admitted Assets	(Level 1)	(Level 2)	(Level 3)	Not Practicable (Carrying Value)
1	U.S Governments	572,115	512,828	-	512,828	-	-
2	Municipals	15,272,990	15,416,106	-	15,416,106	-	-
3	Corporate	62,648,422	60,365,928	-	60,365,928	-	-
	<b>Total</b>	<b>78,493,527</b>	<b>76,294,862</b>	<b>-</b>	<b>76,294,862</b>	<b>-</b>	<b>-</b>

D - Not applicable

21. Other Items -

- A. Extraordinary Items - None
- B. Trouble Debt Restructuring - None
- C. The company holds \$131,757,415 at June 30, 2013 in segregated escrow bank accounts pending the closing of real estate transactions. This results in a contingent liability to the Company. These accounts are excluded from the financial statements of admitted assets, liabilities and surplus as regard to policyholders.
- D. - F - Not applicable
- G Subprime Mortgage Related Risk Exposure – We have reviewed our investment portfolio as of June 30, 2013 and determined that we do not hold any investments that we believe will be materially impaired as a result of the decline in financing activity related to the subprime lending market or being backed by subprime loans.

22. Events Subsequent - None

23. Reinsurance – None

24. Retrospectively Rated Contracts & Contract subject to Redetermination - (N/A-Title)

25. Changes in Incurred Losses and Loss Adjustment Expenses

Reserves as of June 30, 2013 were \$9.6 million. As of June 30, 2013 \$3.9 million has been paid for incurred losses and loss adjustment expenses as attributable to insured events of prior years. Incurred losses on prior policy years were \$2.5 million as of June 30, 2013. Incurred losses on prior years are a result of re-estimation of unpaid claims and claim adjustment expenses and prior year policy claims reported in the current year. Original estimates are increased or decreased as additional information becomes known regarding individual claims.

26. Intercompany Pooling Arrangements - None

27. Structured Settlements - None

28. Supplemental Reserve - The Company does not use discounting in the calculation of its supplemental reserve.

# GENERAL INTERROGATORIES

## PART 1 – COMMON INTERROGATORIES

### GENERAL

1.1 Did the reporting entity experience any material transactions requiring the filing of Disclosure of Material Transactions with the State of Domicile, as required by the Model Act? Yes [ ] No [X]

1.2 If yes, has the report been filed with the domiciliary state? Yes [ ] No [ ]

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: \_\_\_\_\_

3.1 Have there been any substantial changes in the organizational chart since the prior quarter end? Yes [ ] No [X]

3.2 If the response to 3.1 is yes, provide a brief description of those changes.  
 .....  
 .....  
 .....

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

4.2 If yes, provide the name of 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
.....	.....	.....
.....	.....	.....

5. If the reporting entity is subject to a management agreement, including third-party administrator(s), managing general agent(s), attorney-in-fact, or similar agreement, have there been any significant changes regarding the terms of the agreement or principals involved? Yes [ ] No [ ] N/A [X]  
 If yes, attach an explanation.

6.1 State as of what date the latest financial examination of the reporting entity was made or is being made. \_\_\_\_\_ 05/28/2010

6.2 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. \_\_\_\_\_ 12/31/2008

6.3 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). \_\_\_\_\_ 06/29/2010

6.4 By what department or departments?  
 New York State Department of Financial Services .....

6.5 Have all financial statement adjustments within the latest financial examination report been accounted for in a subsequent financial statement filed with Departments? Yes [ ] No [ ] N/A [X]

6.6 Have all of the recommendations within the latest financial examination report been complied with? Yes [X] No [ ] N/A [ ]

7.1 Has this reporting entity had any Certificates of Authority, licenses or registrations (including corporate registration, if applicable) suspended or revoked by any governmental entity during the reporting period? Yes [ ] No [X]

7.2 If yes, give full information  
 .....  
 .....  
 .....

## 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 below the names and location (city and state of the main office) of any affiliates regulated by a federal regulatory services agency [i.e. the Federal Reserve Board (FRB), the Office of the Comptroller of the Currency (OCC), 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 FDIC	6 SEC
.....	.....	.....	.....	.....	.....
.....	.....	.....	.....	.....	.....

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

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

Yes [ X ] No [ ]

9.11 If the response to 9.1 is No, please explain:

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

9.2 Has the code of ethics for senior managers been amended? Yes [ ] No [ X ]

9.21 If the response to 9.2 is Yes, provide information related to amendment(s).

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

9.3 Have any provisions of the code of ethics been waived for any of the specified officers? Yes [ ] No [ X ]

9.31 If the response to 9.3 is Yes, provide the nature of any waiver(s).

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

## FINANCIAL

10.1 Does the reporting entity report any amounts due from parent, subsidiaries or affiliates on Page 2 of this statement? Yes [ X ] No [ ]

10.2 If yes, indicate any amounts receivable from parent included in the Page 2 amount: \$ 138,256

## INVESTMENT

11.1 Were any of the stocks, bonds, or other assets of the reporting entity loaned, placed under option agreement, or otherwise made available for use by another person? (Exclude securities under securities lending agreements.) Yes [ ] No [ X ]

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

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



## GENERAL INTERROGATORIES

12. Amount of real estate and mortgages held in other invested assets in Schedule BA: \$ \_\_\_\_\_

13. Amount of real estate and mortgages held in short-term investments: \$ \_\_\_\_\_

14.1 Does the reporting entity have any investments in parent, subsidiaries and affiliates? Yes  No

14.2 If yes, please complete the following:

	1	2
	Prior Year-End Book/Adjusted Carrying Value	Current Quarter Book/Adjusted Carrying Value
14.21 Bonds .....	\$ _____	\$ _____
14.22 Preferred Stock .....	\$ _____	\$ _____
14.23 Common Stock .....	\$ _____	\$ _____
14.24 Short-Term Investments .....	\$ _____	\$ _____
14.25 Mortgage Loans on Real Estate .....	\$ _____	\$ _____
14.26 All Other .....	\$ 128,790	\$ 61,021
14.27 Total Investment in Parent, Subsidiaries and Affiliates (Subtotal Lines 14.21 to 14.26) .....	\$ 128,790	\$ 61,021
14.28 Total Investment in Parent included in Lines 14.21 to 14.26 above .....	\$ _____	\$ _____

15.1 Has the reporting entity entered into any hedging transactions reported on Schedule DB? Yes  No

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

16. For the reporting entity's security lending program, state the amount of the following as current statement date:

16.1 Total fair value of reinvested collateral assets reported on Schedule DL, Parts 1 and 2 \$ \_\_\_\_\_

16.2 Total book adjusted/carrying value of reinvested collateral assets reported on Schedule DL, Parts 1 and 2 \$ \_\_\_\_\_

16.3 Total payable for securities lending reported on the liability page \$ \_\_\_\_\_

17. Excluding items in Schedule E - Part 3 - Special Deposits, real estate, mortgage loans and investments held physically in the reporting entity's offices, vaults or safety deposit boxes, were all stocks, bonds and other securities, owned throughout the current year held pursuant to a custodial agreement with a qualified bank or trust company in accordance with Section 1, III - General Examination Considerations, F. Outsourcing of Critical Functions, Custodial or Safekeeping Agreements of the NAIC Financial Condition Examiners Handbook? Yes  No

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

1 Name of Custodian(s)	2 Custodian Address
State Street Bank .....	1200 Crown Colony Drive, Quincy, MA 02169 .....
.....	.....

17.2 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)
.....	.....	.....
.....	.....	.....

17.3 Have there been any changes, including name changes, in the custodian(s) identified in 17.1 during the current quarter? Yes  No

## GENERAL INTERROGATORIES

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

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

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

1 Central Registration Depository	2 Name(s)	3 Address
.....	.....	.....

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

Yes [ X ] No [ ]

18.2 If no, list exceptions:

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

## GENERAL INTERROGATORIES

### PART 2 - TITLE

1. If the reporting entity is a member of a pooling arrangement, did the agreement or the reporting entity's participation change? Yes [ ] No [ ] N/A [X]  
 If yes, attach an explanation.

2. Has the reporting entity reinsured any risk with any other reporting 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]  
 If yes, attach an explanation.

3.1 Have any of the reporting entity's primary reinsurance contracts been canceled? Yes [ ] No [X]

3.2 If yes, give full and complete information thereto:  
 .....  
 .....  
 .....

4.1 Are any of the liabilities for unpaid losses and loss adjustment expenses discounted to present value at a rate of interest greater than zero? Yes [ ] No [X]

4.2 If yes, complete the following schedule:

1 Line of Business	2 Maximum Interest	3 Discount Rate	Total Discount				Discount Taken During Period			
			4 Unpaid Losses	5 Unpaid LAE	6 IBNR	7 TOTAL	8 Unpaid Losses	9 Unpaid LAE	10 IBNR	11 TOTAL
<b>Total</b>										

5.1 Reporting entity assets listed on Page 2 include the following segregated assets of the Statutory Premium Reserve or other similar statutory reserves:

5.11 Bonds	\$ <u>45,099,150</u>
5.12 Short-term investments	\$ _____
5.13 Mortgages	\$ _____
5.14 Cash	\$ <u>124,415</u>
5.15 Other admissible invested assets	\$ _____
5.16 Total	\$ <u>45,223,565</u>

5.2 List below segregated 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 1 and the "From Separate Accounts, Segregated Accounts and Protected Cell Accounts" line on Page 2 except for escrow funds held by Title insurers)

5.21 Custodial funds not included in this statement were held pursuant to the governing agreements of custody in the amount of:	\$ <u>131,757,415</u>
These funds consist of:	
5.22 In cash on deposit	\$ <u>131,757,415</u>
5.23 Other forms of security	\$ _____

## SCHEDULE F - CEDED REINSURANCE

Showing All New Reinsurers - Current Year to Date

1	2	3	4	5
NAIC Company Code	Federal ID Number	Name of Reinsurer	Domiciliary Jurisdiction	Is Insurer Authorized? (Yes or No)
<div style="font-size: 48px; font-weight: bold; margin: 0;">NONE</div>				

## SCHEDULE T - EXHIBIT OF PREMIUMS WRITTEN

### Current Year To Date - By States and Territories

States, Etc.	1	Direct Premiums Written		Direct Losses Paid (Deducting Salvage)		Direct Known Claim Reserve		
		Active Status	2 Current Year to Date	3 Prior Year to Date	4 Current Year to Date	5 Prior Year to Date	6 Current Year to Date	7 Prior Year to Date
1. Alabama	AL	N						
2. Alaska	AK	N						
3. Arizona	AZ	N						
4. Arkansas	AR	N						
5. California	CA	N						
6. Colorado	CO	N						
7. Connecticut	CT	N						
8. Delaware	DE	N						
9. District of Columbia	DC	N						
10. Florida	FL	N						
11. Georgia	GA	N						
12. Hawaii	HI	N						
13. Idaho	ID	N						
14. Illinois	IL	N						
15. Indiana	IN	N						
16. Iowa	IA	N						
17. Kansas	KS	N						
18. Kentucky	KY	N						
19. Louisiana	LA	N						
20. Maine	ME	N						
21. Maryland	MD	N						
22. Massachusetts	MA	N						
23. Michigan	MI	N						
24. Minnesota	MN	N						
25. Mississippi	MS	N						
26. Missouri	MO	N						
27. Montana	MT	N						
28. Nebraska	NE	N						
29. Nevada	NV	N						
30. New Hampshire	NH	N						
31. New Jersey	NJ	N						
32. New Mexico	NM	N						
33. New York	NY	L	97,172,775	81,614,617	3,599,784	3,696,649	9,606,742	9,798,046
34. North Carolina	NC	N						
35. North Dakota	ND	N						
36. Ohio	OH	N						
37. Oklahoma	OK	N						
38. Oregon	OR	N						
39. Pennsylvania	PA	N						
40. Rhode Island	RI	N						
41. South Carolina	SC	N						
42. South Dakota	SD	N						
43. Tennessee	TN	N						
44. Texas	TX	N						
45. Utah	UT	N						
46. Vermont	VT	N						
47. Virginia	VA	N						
48. Washington	WA	N						
49. West Virginia	WV	N						
50. Wisconsin	WI	N						
51. Wyoming	WY	N						
52. American Samoa	AS	N						
53. Guam	GU	N						
54. Puerto Rico	PR	N						
55. U.S. Virgin Islands	VI	N						
56. Northern Mariana Islands	MP	N						
57. Canada	CAN	N						
58. Aggregate Other Alien	OT	X X X						
59. Totals	(a) 1		97,172,775	81,614,617	3,599,784	3,696,649	9,606,742	9,798,046

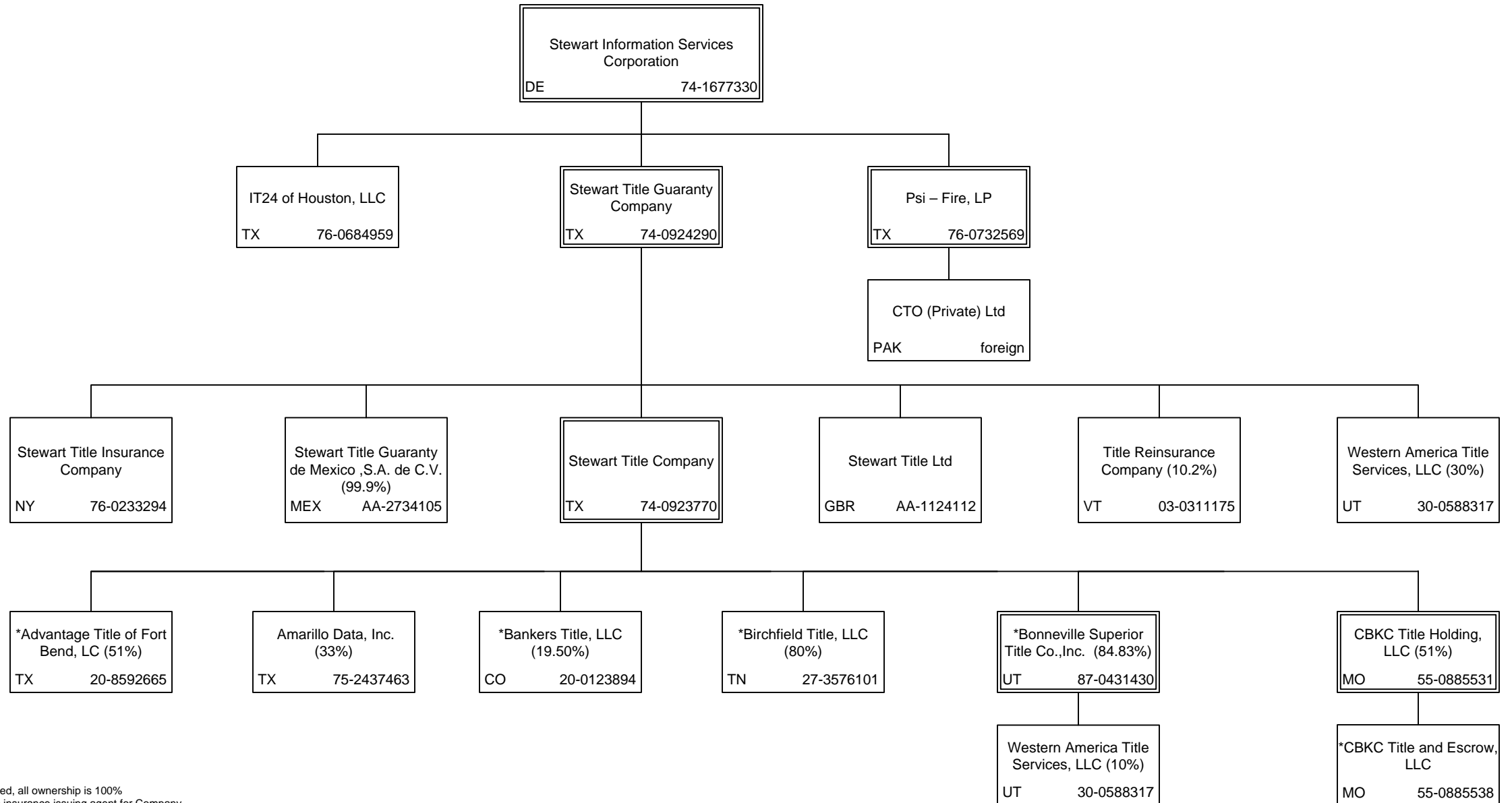
DETAILS OF WRITE-INS							
58001.		X X X					
58002.		X X X					
58003.		X X X					
58998.	Summary of remaining write-ins for Line 58 from overflow page	X X X					
58999.	Totals (Lines 58001 through 58003 plus 58998) (Line 58 above)	X X X					

(L) Licensed or Chartered - Licensed Insurance Carrier or Domiciled RRG;(R) Registered - Non-domiciled RRGs; (Q) Qualified - Qualified or Accredited Reinsurer; (E) Eligible - Reporting Entities eligible or approved to write Surplus Lines in the state; (N) None of the above - Not allowed to write business in the state.

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

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

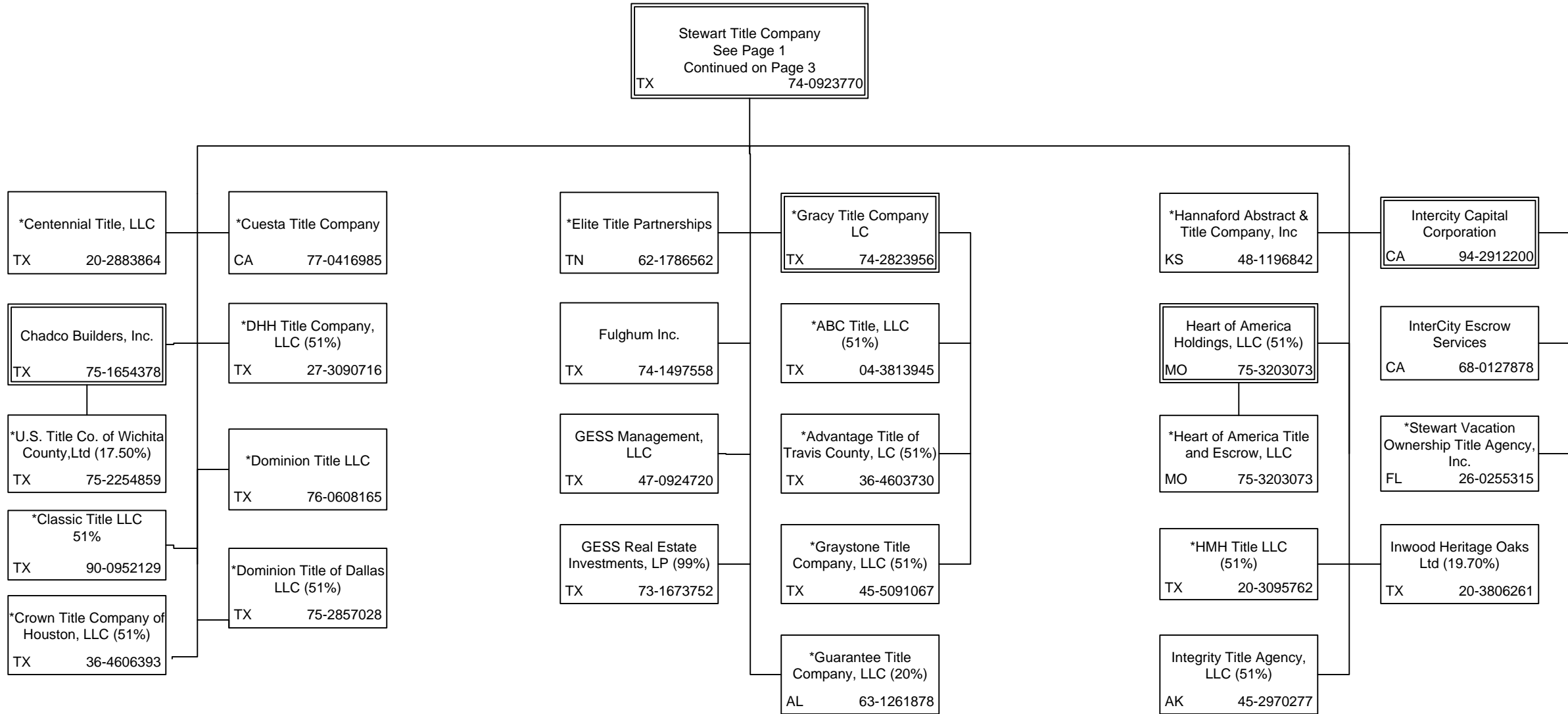
### PART 1 - ORGANIZATIONAL CHART



Unless otherwise noted, all ownership is 100%  
 \*Asterisk denotes title insurance issuing agent for Company

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

## PART 1 - ORGANIZATIONAL CHART



111

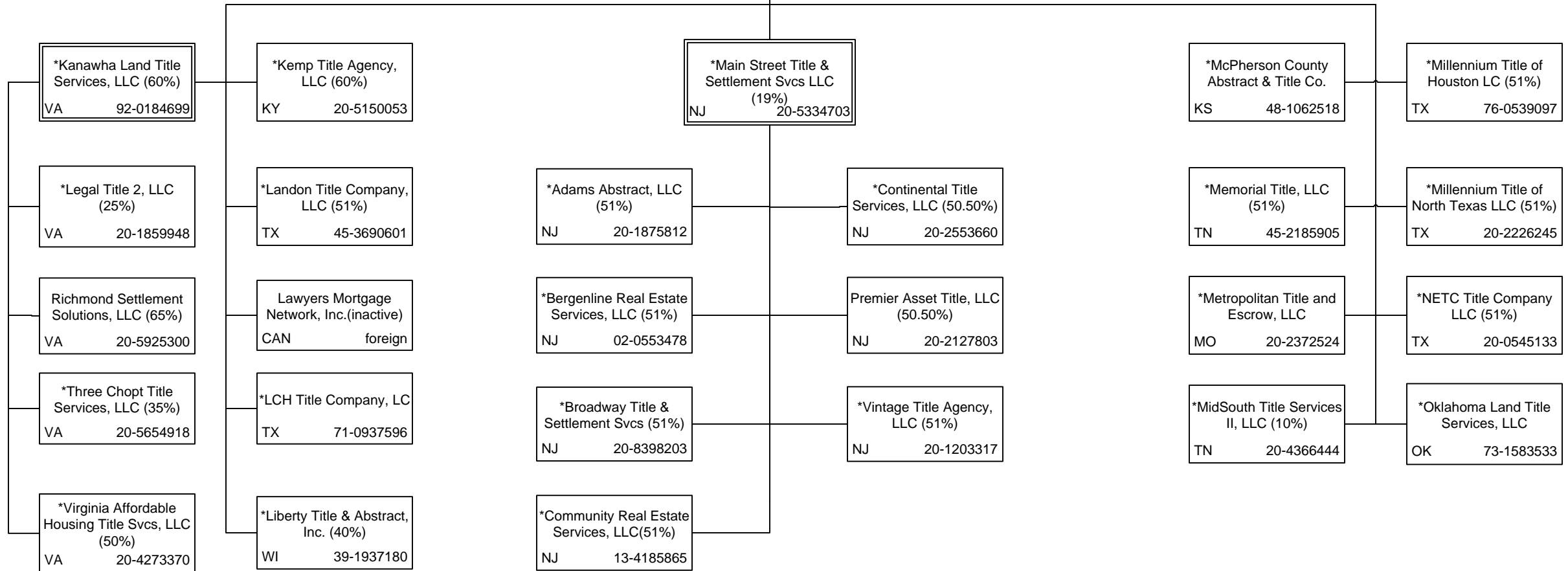
Unless otherwise noted, all ownership is 100%  
\*Asterisk denotes title insurance issuing agent for Company

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

## PART 1 - ORGANIZATIONAL CHART

11.2

Stewart Title Company  
See Page 2  
Continued on Page 4  
TX 74-0923770

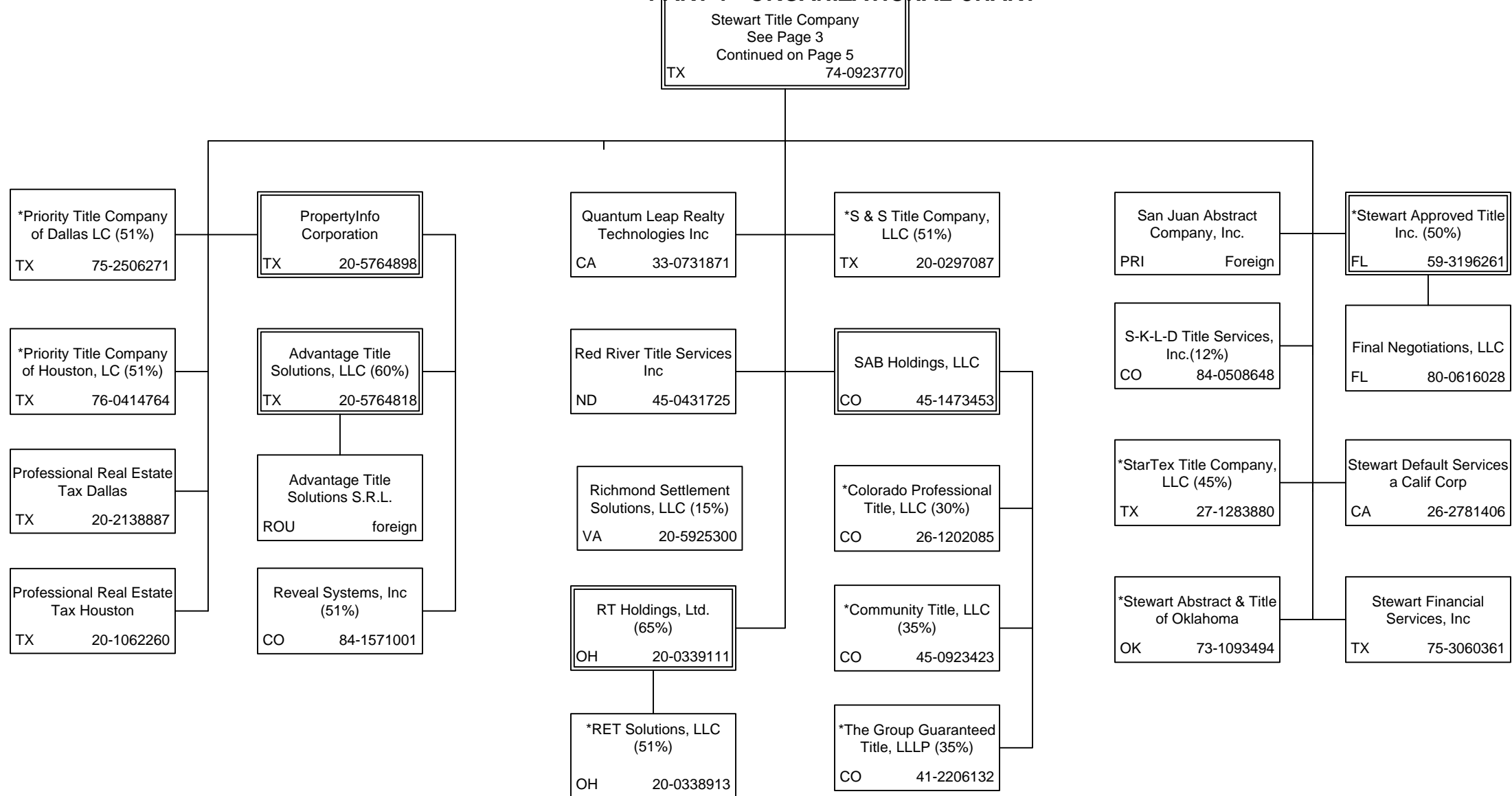


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\*Asterisk denotes title insurance issuing agent for Company



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

### PART 1 - ORGANIZATIONAL CHART

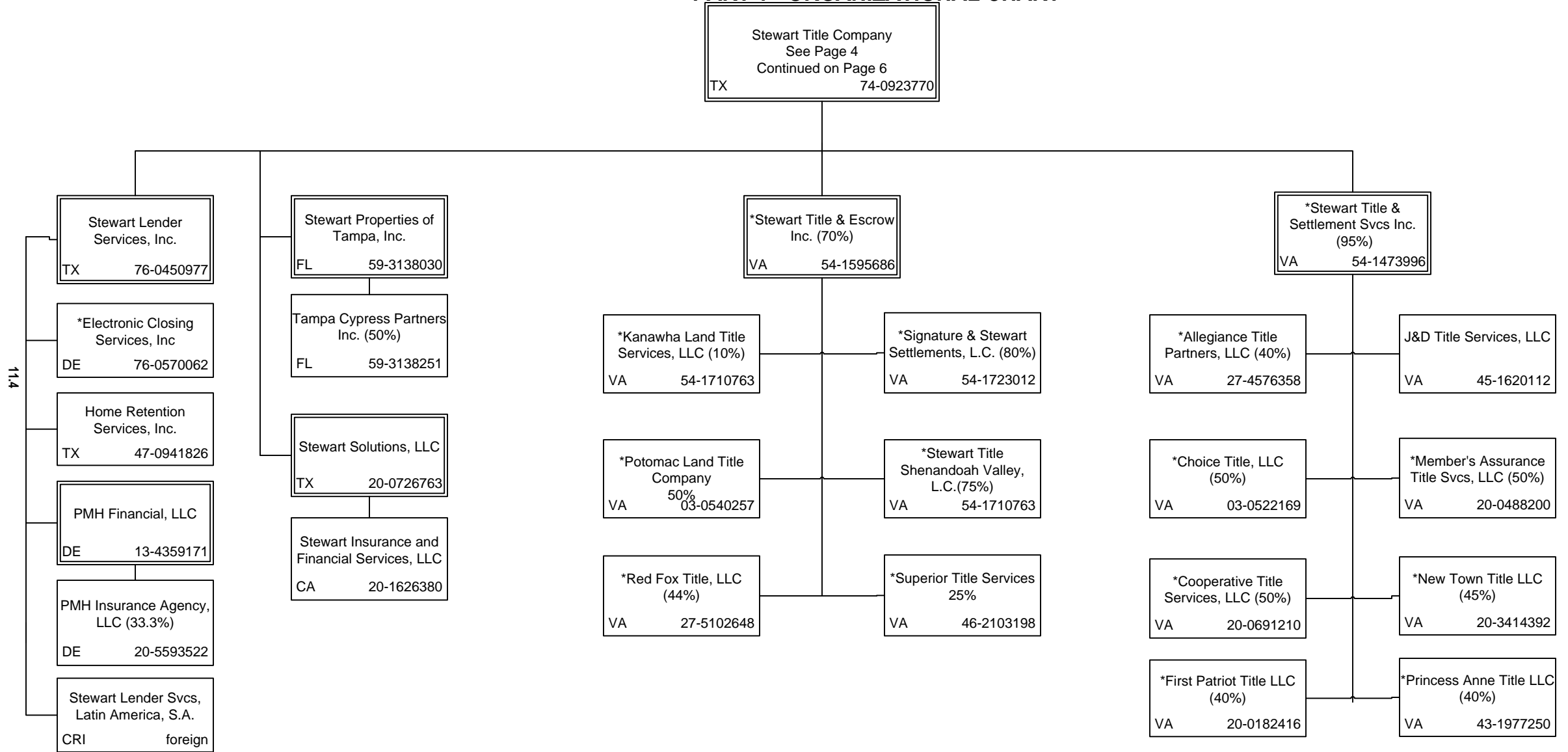


113

Unless otherwise noted, all ownership is 100%  
\*Asterisk denotes title insurance issuing agent for Company

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

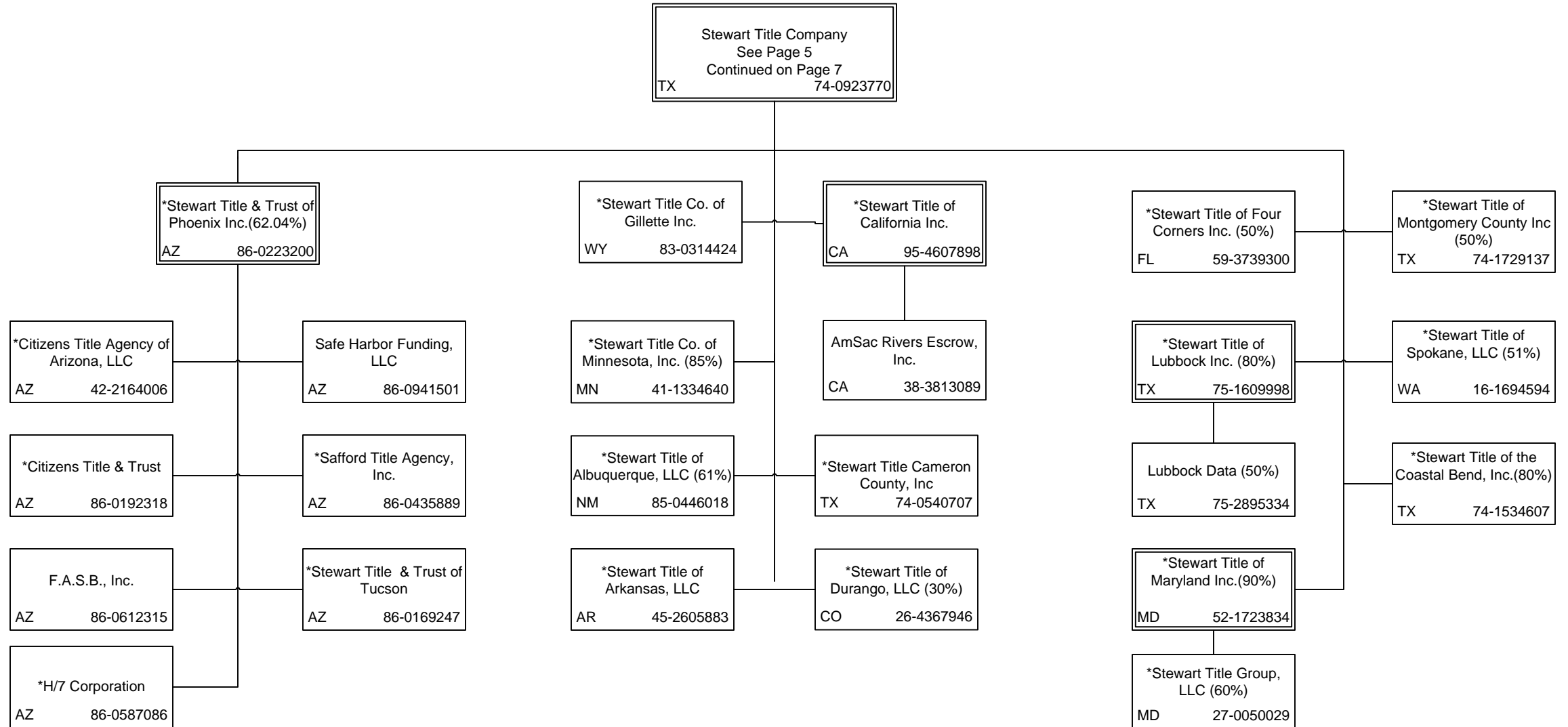
### PART 1 - ORGANIZATIONAL CHART



Unless otherwise noted, all ownership is 100%  
\*Asterisk denotes title insurance issuing agent for Company

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

### PART 1 - ORGANIZATIONAL CHART

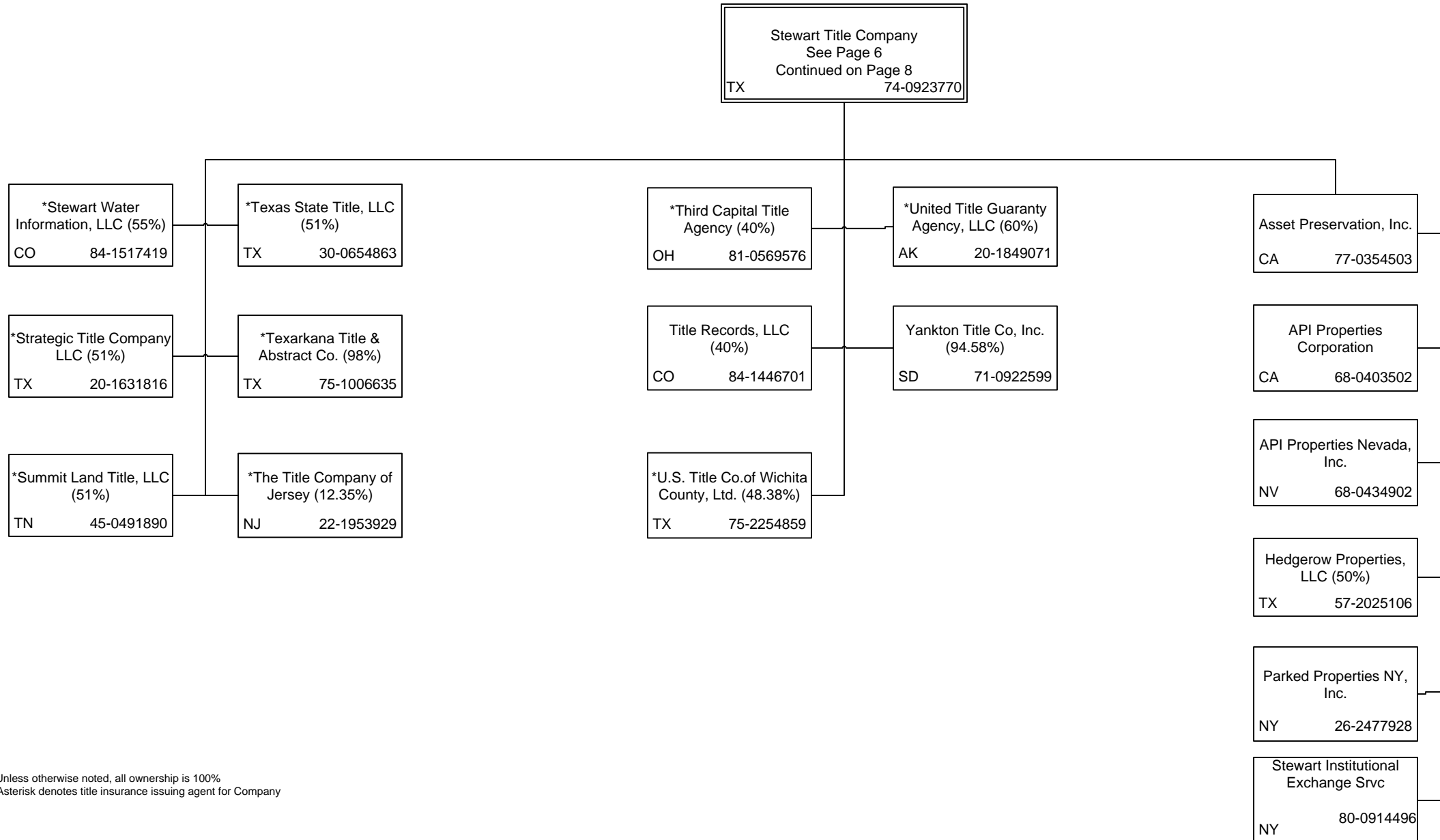


115

Unless otherwise noted, all ownership is 100%  
\*Asterisk denotes title insurance issuing agent for Company

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

## PART 1 - ORGANIZATIONAL CHART

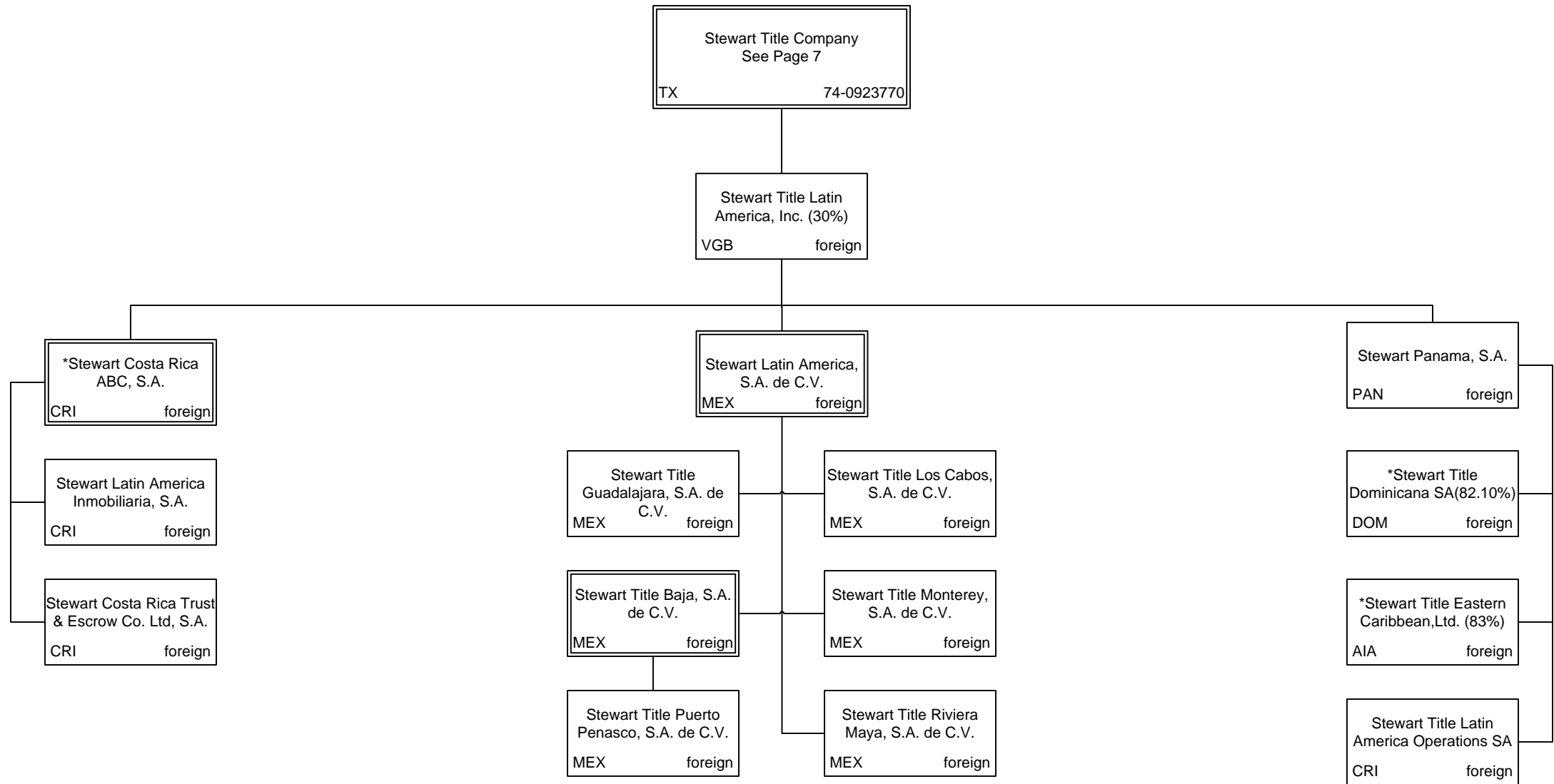


116

Unless otherwise noted, all ownership is 100%  
 \*Asterisk denotes title insurance issuing agent for Company

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

### PART 1 - ORGANIZATIONAL CHART



11.7

Unless otherwise noted, all ownership is 100%  
 \*Asterisk denotes title insurance issuing agent for Company

# SCHEDULE Y

## PART 1A - DETAIL OF INSURANCE HOLDING COMPANY SYSTEM

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Group Code	Group Name	NAIC Company Code	Federal ID Number	Federal RSSD	CIK	Name of Securities Exchange if Publicly Traded (U.S. or International)	Names of Parent, Subsidiaries Or Affiliates	Domiciliary Location	Relationship to Reporting Entity	Directly Controlled by (Name of Entity / Person)	Type of Control (Ownership, Board, Management, Attorney-in-Fact, Influence, Other)	If Control is Ownership Provide Percentage	Ultimate Controlling Entity(ies)/Person(s)	*		
0340	Stewart	00000	74-1677330		00000943	NYSE	Stewart Information Services Corporation	DE	UDP							
		00000	76-0684959				IT24 of Houston, LLC	TX	NIA	Stewart Information Services Corporation	Ownership	100.0	1			
		00000	76-0732569				Psi - Fire, LP	TX	NIA	Stewart Information Services Corporation	Ownership	99.0	0.99			
		00000					CTO 24/7, (Private) Ltd.	PAK	NIA	Psi - Fire, LP	Ownership	100.0	1			
		50121	74-0924290				Stewart Title Guaranty Company	TX	IA	Stewart Information Services Corporation	Ownership	100.0	1			
		51420	76-0233294				Stewart Title Insurance Company	NY	IA	Stewart Title Guaranty Company	Ownership	100.0	1			
		00000	AA-2734105				Stewart Title Guaranty de Mexico ,S.A. de C.V.	MEX	IA	Stewart Title Guaranty Company	Ownership	99.9	0.999			
		00000	AA-1124112				Stewart Title Ltd	GBR	IA	Stewart Title Guaranty Company	Ownership	100.0	1			
		0340	Stewart	32336	03-0311175			Title Reinsurance Company	VT	IA	Stewart Title Guaranty Company	Ownership	10.2	0.102		
		00000		00000	30-0588317			Western America Title Services, LLC	UT	NIA	Stewart Title Guaranty Company	Ownership	30.0	0.3		
		00000		00000	74-0923770			Stewart Title Company	TX	NIA	Stewart Title Guaranty Company	Ownership	100.0	1		
		00000		00000	20-8592665			Advantage Title of Fort Bend, LC	TX	NIA	Stewart Title Company	Ownership	51.0	1		
		00000		00000	75-2437463			Amarillo Data, Inc.	TX	NIA	Stewart Title Company	Ownership	33.0	0.51		
		00000		00000	20-0123894			Bankers Title, LLC	CO	NIA	Stewart Title Company	Ownership	19.5	0.33		
		00000		00000	27-3576101			Birchfield Title, LLC	TN	NIA	Stewart Title Company	Ownership	80.0	0.195		
		00000		00000	87-0431430			Bonneville Superior Title Company Inc.	UT	NIA	Stewart Title Company	Ownership	84.8	0.8		
		00000		00000	30-0588317			Western America Title Services, LLC	UT	NIA	Bonneville Superior Title Company Inc.	Ownership	10.0	0.8483		
		00000		00000	55-0885531			CBKC Title Holding, LLC	MO	NIA	Stewart Title Company	Ownership	51.0	0.1		
		00000		00000	55-0885538			CBKC Title and Escrow, LLC	MO	NIA	CBKC Title Holding, LLC	Ownership	100.0	0.51		
		00000		00000	20-2883864			Centennial Title, LLC	TX	NIA	Stewart Title Company	Ownership	49.9	1		
00000		00000	75-1654378			Chadco Builders, Inc.	TX	NIA	Stewart Title Company	Ownership	100.0	0.499				
00000		00000	75-2254859			U.S. Title Company of Wichita County,Ltd	TX	NIA	Chadco Builders, Inc.	Ownership	17.5	1				
00000		00000	90-0952129			Classic Title, LLC	TX	NIA	Stewart Title Company	Ownership	51.0	0.175				
00000		00000	36-4606393			Crown Title Company of Houston, LLC	TX	NIA	Stewart Title Company	Ownership	51.0	0.51				
00000		00000	77-0416985			Cuesta Title Company	CA	NIA	Stewart Title Company	Ownership	80.0	0.51				
00000		00000	27-0309716			DHH Title Company LLC	TX	NIA	Stewart Title Company	Ownership	51.0	0.8				
00000		00000	76-0608165			Dominion Title LLC	TX	NIA	Stewart Title Company	Ownership	51.0	0.51				
00000		00000	75-2857028			Dominion Title of Dallas LLC	TX	NIA	Stewart Title Company	Ownership	51.0	0.51				
00000		00000	62-1786562			Elite Title Partnerships	TN	NIA	Stewart Title Company	Ownership	55.0	0.51				
00000		00000	74-1497558			Fulghum Inc.	TX	NIA	Stewart Title Company	Ownership	100.0	0.51				
00000		00000	47-0924720			GESS Management LLC	TX	NIA	Stewart Title Company	Ownership	100.0	0.55				
00000		00000	73-1673752			GESS Real Estate Investments, LP	TX	NIA	Stewart Title Company	Ownership	99.0	1				
00000		00000	74-2823956			Gracy Title Company LC	TX	NIA	Stewart Title Company	Ownership	100.0	1				
00000		00000	04-3813945			ABC Title, LLC	TX	NIA	Gracy Title Company LC	Ownership	51.0	0.99				
00000		00000	36-4603730			Advantage Title of Travis County, LC	TX	NIA	Gracy Title Company LC	Ownership	51.0	1				
00000		00000	45-5091067			Graystone Title Company, LLC	TX	NIA	Gracy Title Company LC	Ownership	51.0	0.51				
00000		00000	63-1261878			Guarantee Title Company, LLC	AL	NIA	Stewart Title Company	Ownership	20.0	0.51				
00000		00000	48-1196842			Hannaford Abstract & Title Company, Inc	KS	NIA	Stewart Title Company	Ownership	100.0	0.51				
00000		00000	75-3203073			Heart of America Holdings, LLC	MO	NIA	Stewart Title Company	Ownership	51.0	0.2				
00000		00000	75-3203079			Heart of America Title and Escrow, LLC	MO	NIA	Heart of America Holdings, LLC	Ownership	100.0	1				
00000		00000	20-3095762			HMH Title LLC	TX	NIA	Stewart Title Company	Ownership	51.0	0.51				
00000		00000	45-2970277			Integrity Title Agency, LLC	AK	NIA	Stewart Title Company	Ownership	51.0	1				
00000		00000	94-2912200			Intercity Capital Corporation	CA	NIA	Stewart Title Company	Ownership	100.0	0.51				
00000		00000	68-0127878			InterCity Escrow Services	CA	NIA	Intercity Capital Corporation	Ownership	100.0	0.51				

# SCHEDULE Y

## PART 1A - DETAIL OF INSURANCE HOLDING COMPANY SYSTEM

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Group Code	Group Name	NAIC Company Code	Federal ID Number	Federal RSSD	CIK	Name of Securities Exchange if Publicly Traded (U.S. or International)	Names of Parent, Subsidiaries Or Affiliates	Domiciliary Location	Relationship to Reporting Entity	Directly Controlled by (Name of Entity / Person)	Type of Control (Ownership, Board, Management, Attorney-in-Fact, Influence, Other)	If Control is Ownership Provide Percentage	Ultimate Controlling Entity(ies)/Person(s)	*
		00000	26-0255315				Stewart Vacation Ownership Title Agency, Inc.	FL	NIA	Intercity Capital Corporation	Ownership	100.0	1	
		00000	20-3806261				Inwood Heritage Oaks Ltd	TX	NIA	Stewart Title Company	Ownership	19.7	1	
		00000	92-0184699				Kanawha Land Title Services, LLC	VA	NIA	Stewart Title Company	Ownership	60.0	1	
		00000	20-1859948				Legal Title 2, LLC	VA	NIA	Kanawha Land Title Services, LLC	Ownership	25.0	0.197	
		00000	20-5925300				Richmond Settlement Solutions, LLC	VA	NIA	Kanawha Land Title Services, LLC	Ownership	65.0	0.6	
		00000	20-5654918				Three Chopt Title Services, LLC	VA	NIA	Kanawha Land Title Services, LLC	Ownership	35.0	0.25	
		00000	20-4273370				Virginia Affordable Housing Title Services, LLC	VA	NIA	Kanawha Land Title Services, LLC	Ownership	50.0	0.65	
		00000	20-5150053				Kemp Title Agency, LLC	KY	NIA	Stewart Title Company	Ownership	60.0	0.35	
		00000	45-3690601				Landon Title Company, LLC	TX	NIA	Stewart Title Company	Ownership	51.0	0.5	
		00000					Lawyers Mortgage Network, Inc.	CAN	NIA	Stewart Title Company	Ownership	100.0	0.6	
		00000	71-0937596				LCH Title Company, LC	TX	NIA	Stewart Title Company	Ownership	51.0	0.51	
		00000	39-1937180				Liberty Title & Abstract, Inc.	WI	NIA	Stewart Title Company	Ownership	40.0	1	
		00000	20-5334703				Main Street Title & Settlement Svcs LLC	NJ	NIA	Stewart Title Company	Ownership	19.0	0.51	
		00000	20-1875812				Adams Abstract, LLC	NJ	NIA	Main Street Title & Settlement Svcs LLC	Ownership	51.0	0.4	
		00000	02-0553478				Bergenline Real Estate Services, LLC	NJ	NIA	Main Street Title & Settlement Svcs LLC	Ownership	51.0	0.19	
		00000	20-8398203				Broadway Title & Settlement Services, LLC	NJ	NIA	Main Street Title & Settlement Svcs LLC	Ownership	51.0	0.51	
		00000	13-4185865				Community Real Estate Services, LLC	NJ	NIA	Main Street Title & Settlement Svcs LLC	Ownership	51.0	0.51	
		00000	20-2553660				Continental Title Services, LLC	NJ	NIA	Main Street Title & Settlement Svcs LLC	Ownership	50.5	0.51	
		00000	20-2127803				Premier Asset Title, LLC	NJ	NIA	Main Street Title & Settlement Svcs LLC	Ownership	50.5	0.51	
		00000	20-1203317				Vintage Title Agency, LLC	NJ	NIA	Main Street Title & Settlement Svcs LLC	Ownership	51.0	0.505	
		00000	48-1062518				McPherson County Abstract & Title Company	KS	NIA	Stewart Title Company	Ownership	100.0	0.505	
		00000	45-2185905				Memorial Title, LLC	TN	NIA	Stewart Title Company	Ownership	51.0	0.51	
		00000	20-2372524				Metropolitan Title and Escrow, LLC	MO	NIA	Stewart Title Company	Ownership	100.0	1	
		00000	20-4366444				MidSouth Title Services II, LLC	TN	NIA	Stewart Title Company	Ownership	10.0	0.51	
		00000	76-0539097				Millennium Title of Houston LC	TX	NIA	Stewart Title Company	Ownership	51.0	1	
		00000	20-2226245				Millennium Title of North Texas LLC	TX	NIA	Stewart Title Company	Ownership	51.0	0.1	
		00000	20-0545133				NETC Title Company LLC	TX	NIA	Stewart Title Company	Ownership	51.0	0.51	
		00000	73-1583533				Oklahoma Land Title Services, LLC	OK	NIA	Stewart Title Company	Ownership	100.0	0.51	
		00000	75-2506271				Priority Title Company of Dallas LC	TX	NIA	Stewart Title Company	Ownership	51.0	0.51	
		00000	76-0414764				Priority Title Company of Houston, LC	TX	NIA	Stewart Title Company	Ownership	51.0	1	
		00000	20-2138887				Professional Real Estate Tax Dallas	TX	NIA	Stewart Title Company	Ownership	100.0	0.51	
		00000	20-1062260				Professional Real Estate Tax Houston	TX	NIA	Stewart Title Company	Ownership	100.0	0.51	
		00000	20-5764898				PropertyInfo Corporation	TX	NIA	Stewart Title Company	Ownership	100.0	1	
		00000	20-5764818				Advantage Title Solutions, LLC	TX	NIA	PropertyInfo Corporation	Ownership	60.0	1	
		00000					Advantage Title Solutions S.R.L.	ROU	NIA	Advantage Title Solutions, LLC	Ownership	100.0	1	
		00000	84-1571001				Reveal Systems, Inc	CO	NIA	PropertyInfo Corporation	Ownership	51.0	0.6	
		00000	33-0731871				Quantum Leap Realty Technologies Inc	CA	NIA	Stewart Title Company	Ownership	100.0	1	
		00000	45-0431725				Red River Title Services Inc	ND	NIA	Stewart Title Company	Ownership	100.0	0.51	
		00000	20-5925300				Richmond Settlement Solutions, LLC	VA	NIA	Stewart Title Company	Ownership	15.0	1	
		00000	20-0339111				RT Holdings, Ltd.	OH	NIA	Stewart Title Company	Ownership	65.0	1	
		00000	20-0338913				RET Solutions, LLC	OH	NIA	RT Holdings, Ltd.	Ownership	51.0	0.15	
		00000	20-0297087				S & S Title Company, LLC	TX	NIA	Stewart Title Company	Ownership	51.0	0.65	
		00000	45-1473453				SAB Holdings, LLC	CO	NIA	Stewart Title Company	Ownership	100.0	0.51	
		00000	26-1202085				Colorado Professional Title, LLC	CO	NIA	SAB Holdings, LLC	Ownership	35.0	0.51	

# SCHEDULE Y

## PART 1A - DETAIL OF INSURANCE HOLDING COMPANY SYSTEM

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Group Code	Group Name	NAIC Company Code	Federal ID Number	Federal RSSD	CIK	Name of Securities Exchange if Publicly Traded (U.S. or International)	Names of Parent, Subsidiaries Or Affiliates	Domiciliary Location	Relationship to Reporting Entity	Directly Controlled by (Name of Entity / Person)	Type of Control (Ownership, Board, Management, Attorney-in-Fact, Influence, Other)	If Control is Ownership Provide Percentage	Ultimate Controlling Entity(ies)/Person(s)	*
		00000	45-0923423				Community Title, LLC	CO	NIA	SAB Holdings, LLC	Ownership	35.0	1	
		00000	41-2206132				The Group Guaranteed Title, LLLP	CO	NIA	SAB Holdings, LLC	Ownership	30.0	0.35	
		00000					San Juan Abstract Company, Inc.	PRI	NIA	Stewart Title Company	Ownership	100.0	0.35	
		00000	84-0508648				S-K-L-D Title Services, Inc.	CO	NIA	Stewart Title Company	Ownership	12.0	0.3	
		00000	27-1283880				StarTex Title Company, LLC	TX	NIA	Stewart Title Company	Ownership	45.0	1	
		00000	73-1093494				Stewart Abstract & Title of Oklahoma	OK	NIA	Stewart Title Company	Ownership	100.0	0.12	
		00000	59-3196261				Stewart Approved Title Inc.	FL	NIA	Stewart Title Company	Ownership	50.0	0.45	
		00000	80-0616028				Final Negotiations, LLC	FL	NIA	Stewart Approved Title Inc.	Ownership	90.0	1	
		00000	26-2781406				Stewart Default Services a Calif Corp	CA	NIA	Stewart Title Company	Ownership	100.0	0.5	
		00000	75-3060361				Stewart Financial Services, Inc	TX	NIA	Stewart Title Company	Ownership	100.0	0.9	
		00000	76-0450977				Stewart Lender Services, Inc.	TX	NIA	Stewart Title Company	Ownership	100.0	1	
		00000	76-0570062				Electronic Closing Services, Inc.	DE	NIA	Stewart Lender Services, Inc.	Ownership	100.0	1	
		00000	47-0941826				Home Retention Services, Inc.	TX	NIA	Stewart Lender Services, Inc.	Ownership	100.0	1	
		00000	13-4359171				PMH Financial, LLC	DE	NIA	Stewart Lender Services, Inc.	Ownership	100.0	1	
		00000	20-5593522				PMH Insurance Agency, LLC	DE	NIA	PMH Financial, LLC	Ownership	50.0	1	
		00000					Stewart Lender Services, Latin America, S.A.	CRI	NIA	Stewart Lender Services, Inc.	Ownership	100.0	1	
		00000	59-3138030				Stewart Properties of Tampa, Inc.	FL	NIA	Stewart Title Company	Ownership	100.0	0.5	
		00000	59-3138251				Tampa Cypress Partners Inc.	FL	NIA	Stewart Properties of Tampa, Inc.	Ownership	50.0	1	
		00000	20-0726763				Stewart Solutions, LLC	TX	NIA	Stewart Title Company	Ownership	100.0	1	
		00000	20-1626380				Stewart Insurance and Financial Services, LLC	CA	NIA	Stewart Solutions, LLC	Ownership	100.0	0.5	
		00000	54-1595686				Stewart Title & Escrow Inc.	VA	NIA	Stewart Title Company	Ownership	70.0	1	
		00000	92-0184699				Kanawha Land Title Services, LLC	VA	NIA	Stewart Title & Escrow Inc.	Ownership	10.0	1	
		00000	03-0540257				Potomac Land Title Company	VA	NIA	Stewart Title & Escrow Inc.	Ownership	50.0	0.7	
		00000	27-5102648				Red Fox Title, LLC	VA	NIA	Stewart Title & Escrow Inc.	Ownership	50.0	0.1	
		00000	54-1723012				Signature & Stewart Settlements, L.C.	VA	NIA	Stewart Title & Escrow Inc.	Ownership	80.0	0.5	
		00000	54-1710763				Stewart Title-Shenandoah Valley, L.C.	VA	NIA	Stewart Title & Escrow Inc.	Ownership	75.0	0.8	
		00000	46-2103198				Superior Title Services	VA	NIA	Stewart Title & Escrow Inc.	Ownership	25.0	0.75	
		00000	54-1473996				Stewart Title & Settlement Services, Inc.	VA	NIA	Stewart Title Company	Ownership	95.0	0.8	
		00000	27-4576358				Allegiance Title Partners, LLC	VA	NIA	Stewart Title & Settlement Services, Inc.	Ownership	40.0	0.4	
		00000	03-0522169				Choice Title, LLC	VA	NIA	Stewart Title & Settlement Services, Inc.	Ownership	50.0	0.5	
		00000	20-0691210				Cooperative Title Services, LLC	VA	NIA	Stewart Title & Settlement Services, Inc.	Ownership	50.0	0.5	
		00000	20-0182416				First Patriot Title LLC	VA	NIA	Stewart Title & Settlement Services, Inc.	Ownership	40.0	0.4	
		00000	45-1620112				J&D Title Services, LLC	VA	NIA	Stewart Title & Settlement Services, Inc.	Ownership	50.0	0.5	
		00000	20-0488200				Member's Assurance Title Services, LLC	VA	NIA	Stewart Title & Settlement Services, Inc.	Ownership	50.0	0.5	
		00000	20-3414392				New Town Title LLC	VA	NIA	Stewart Title & Settlement Services, Inc.	Ownership	45.0	0.45	
		00000	43-1977250				Princess Anne Title LLC	VA	NIA	Stewart Title & Settlement Services, Inc.	Ownership	40.0	0.4	
		00000	86-0223200				Stewart Title & Trust of Phoenix, Inc.	DE	NIA	Stewart Title Company	Ownership	62.0	0.6204	
		00000	42-2164006				Citizens Title Agency of Arizona, LLC	AZ	NIA	Stewart Title & Trust of Phoenix Inc.	Ownership	100.0	1	
		00000	86-0192318				Citizens Title & Trust	AZ	NIA	Stewart Title & Trust of Phoenix Inc.	Ownership	100.0	1	
		00000	86-0612315				F.A.S.B., Inc.	AZ	NIA	Stewart Title & Trust of Phoenix Inc.	Ownership	100.0	1	
		00000	86-0587086				H/7 Corporation	AZ	NIA	Stewart Title & Trust of Phoenix Inc.	Ownership	100.0	1	
		00000	86-0941501				Safe Harbor Funding, LLC	AZ	NIA	Stewart Title & Trust of Phoenix Inc.	Ownership	100.0	1	
		00000	86-0435889				Safford Title Agency, Inc.	AZ	NIA	Stewart Title & Trust of Phoenix Inc.	Ownership	100.0	1	
		00000	86-0169247				Stewart Title & Trust of Tucson	AZ	NIA	Stewart Title & Trust of Phoenix Inc.	Ownership	100.0	1	



# SCHEDULE Y

## PART 1A - DETAIL OF INSURANCE HOLDING COMPANY SYSTEM

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Group Code	Group Name	NAIC Company Code	Federal ID Number	Federal RSSD	CIK	Name of Securities Exchange if Publicly Traded (U.S. or International)	Names of Parent, Subsidiaries Or Affiliates	Domiciliary Location	Relationship to Reporting Entity	Directly Controlled by (Name of Entity / Person)	Type of Control (Ownership, Board, Management, Attorney-in-Fact, Influence, Other)	If Control is Ownership Provide Percentage	Ultimate Controlling Entity(ies)/Person(s)	*
		00000	83-0314424				Stewart Title Co. of Gillette Inc.	WY	NIA	Stewart Title Company	Ownership	93.3	0.93333	
		00000	41-1334640				Stewart Title Company of Minnesota, Inc.	MN	NIA	Stewart Title Company	Ownership	85.0	0.85	
		00000	85-0446018				Stewart Title of Albuquerque, LLC	NM	NIA	Stewart Title Company	Ownership	61.0	0.61	
		00000	45-2605883				Stewart Title of Arkansas, LLC	AR	NIA	Stewart Title Company	Ownership	100.0	1	
		00000	95-4607898				Stewart Title of California Inc.	CA	NIA	Stewart Title Company	Ownership	100.0	1	
		00000	38-3813089				AmSac Rivers Escrow, Inc.	CA	NIA	Stewart Title of California Inc.	Ownership	100.0	1	
		00000	74-0540707				Stewart Title of Cameron County, Inc.	TX	NIA	Stewart Title Company	Ownership	100.0	0.928	
		00000	26-4367946				Stewart Title of Durango, LLC	CO	NIA	Stewart Title Company	Ownership	30.0	0.3	
		00000	59-3739300				Stewart Title of Four Corners Inc.	FL	NIA	Stewart Title Company	Ownership	50.0	0.5	
		00000	75-1609998				Stewart Title of Lubbock Inc.	TX	NIA	Stewart Title Company	Ownership	80.0	0.8	
		00000	75-2895334				Lubbock Data	TX	NIA	Stewart Title of Lubbock Inc.	Ownership	50.0	0.5	
		00000	52-1723834				Stewart Title of Maryland Inc.	MD	NIA	Stewart Title Company	Ownership	90.0	0.9	
		00000	27-0050029				Stewart Title Group, LLC	MD	NIA	Stewart Title of Maryland Inc.	Ownership	60.0	0.6	
		00000	74-1729137				Stewart Title of Montgomery County, Inc	TX	NIA	Stewart Title Company	Ownership	50.0	0.5	
		00000	16-1694594				Stewart Title of Spokane, LLC	WA	NIA	Stewart Title Company	Ownership	51.0	0.51	
		00000	74-1534607				Stewart Title of the Coastal Bend, Inc.	TX	NIA	Stewart Title Company	Ownership	80.0	0.8	
		00000	84-1517419				Stewart Water Information, LLC	CO	NIA	Stewart Title Company	Ownership	55.0	0.55	
		00000	20-1631816				Strategic Title Company LLC	TX	NIA	Stewart Title Company	Ownership	51.0	0.51	
		00000	45-0491890				Summit Land Title, LLC	TN	NIA	Stewart Title Company	Ownership	51.0	0.51	
		00000	30-0654863				Texas State Title, LLC	TX	NIA	Stewart Title Company	Ownership	51.0	0.51	
		00000	75-1006635				Texarkana Title & Abstract Company	TX	NIA	Stewart Title Company	Ownership	98.0	0.98	
		00000	22-1953929				The Title Company of Jersey	NJ	NIA	Stewart Title Company	Ownership	12.4	0.1235	
		00000	81-0569576				Third Capital Title Agency	OH	NIA	Stewart Title Company	Ownership	40.0	0.4	
		00000	84-1446701				Title Records, LLC	CO	NIA	Stewart Title Company	Ownership	40.0	0.4	
		00000	75-2254859				U.S. Title Company of Wichita County, Ltd	TX	NIA	Stewart Title Company	Ownership	48.4	0.4838	
		00000	20-1849071				United Title Guaranty Agency, LLC	AK	NIA	Stewart Title Company	Ownership	60.0	0.6	
		00000	71-0922599				Yankton Title Company, Inc.	SD	NIA	Stewart Title Company	Ownership	94.6	0.9458	
		00000	77-0354503				Asset Preservation, Inc.	CA	NIA	Stewart Title Company	Ownership	100.0	1	
		00000	68-0403502				API Properties Corporation	CA	NIA	Asset Preservation, Inc.	Ownership	100.0	1	
		00000	68-0434902				API Properties Nevada, Inc.	NV	NIA	Asset Preservation, Inc.	Ownership	100.0	1	
		00000	57-2025106				Hedgerow Properties, LLC	TX	NIA	Asset Preservation, Inc.	Ownership	50.0	0.5	
		00000	26-2477928				Parked Properties NY, Inc.	NY	NIA	Asset Preservation, Inc.	Ownership	100.0	1	
		00000					Stewart Title Latin America, Inc.	VIR	NIA	Stewart Title Company	Ownership	30.0	0.3	
		00000					Stewart Costa Rica ABC, S.A.	CRI	NIA	Stewart Latin America, Inc.	Ownership	100.0	1	
		00000					Stewart Costa Rica Trust & Escrow Company Limited, S.A.	CRI	NIA	Stewart Costa Rica ABC, S.A.	Ownership	100.0	1	
		00000					Stewart Latin America Inmobiliaria, S.A.	CRI	NIA	Stewart Costa Rica ABC, S.A.	Ownership	100.0	1	
		00000					Stewart Latin America, S.A. de C.V.	MEX	NIA	Stewart Latin America, Inc.	Ownership	100.0	0.999	
		00000					Stewart Panama, S.A.	PAN	NIA	Stewart Latin America, Inc.	Ownership	100.0	1	
		00000					Stewart Title Dominicana, S.A.	DOM	NIA	Stewart Latin America, Inc.	Ownership	82.1	0.821	
		00000					Stewart Title Eastern Caribbean, Ltd.	AIA	NIA	Stewart Latin America, Inc.	Ownership	83.0	0.83	
		00000					Stewart Title Latin America Operations, S.A.	CRI	NIA	Stewart Latin America, Inc.	Ownership	100.0	1	
		00000					Stewart Title Baja, S.A. de C.V.	MEX	NIA	Stewart Latin America, S.A. de C.V.	Ownership	99.0	0.99	
		00000					Stewart Title Puerto Penasco, S.A. de C.V.	MEX	NIA	Stewart Title Baja, S.A. de C.V.	Ownership	50.0	0.5	
		00000					Stewart Title Guadalajara, S.A. de C.V.	MEX	NIA	Stewart Latin America, S.A. de C.V.	Ownership	77.5	0.775	

# SCHEDULE Y

## PART 1A - DETAIL OF INSURANCE HOLDING COMPANY SYSTEM

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Group Code	Group Name	NAIC Company Code	Federal ID Number	Federal RSSD	CIK	Name of Securities Exchange if Publicly Traded (U.S. or International)	Names of Parent, Subsidiaries Or Affiliates	Domiciliary Location	Relationship to Reporting Entity	Directly Controlled by (Name of Entity / Person)	Type of Control (Ownership, Board, Management, Attorney-in-Fact, Influence, Other)	If Control is Ownership Provide Percentage	Ultimate Controlling Entity(ies)/Person(s)	*
		00000 00000 00000 00000					Stewart Title Los Cabos, S.A. de C.V. Stewart Title Monterey, S.A. de C.V. Stewart Title Puerto Penasco, S.A. de C.V. Stewart Title Riviera Maya, S.A. de C.V.	MEX MEX MEX MEX	NIA NIA NIA NIA	Stewart Latin America, S.A. de C.V. Stewart Latin America, S.A. de C.V. Stewart Latin America, S.A. de C.V. Stewart Latin America, S.A. de C.V.	Ownership Ownership Ownership Ownership	100.0 100.0 50.0 100.0	0.999 0.999 0.5 0.999	



**PART 1 – LOSS EXPERIENCE**

	Current Year to Date				5 Prior Year to Date Direct Loss Percentage
	1 Direct Premiums Written	2 Other Income (Page 4, Lines 1.2 + 1.3 + 2)	3 Direct Losses Incurred	4 Direct Loss Percentage Cols. 3 / (1 + 2)	
1. Direct operations	15,093,535	5,237,907	149,662	0.70	1.70
2. Agency operations:					
2.1 Non-affiliated agency operations	81,989,214	42,560	2,496,377	3.00	6.30
2.2 Affiliated agency operations	90,026				
3. Totals	97,172,775	5,280,467	2,646,039	2.60	5.30

**PART 2 – DIRECT PREMIUMS WRITTEN**

	1 Current Quarter	2 Current Year to Date	3 Prior Year Year to Date
1. Direct operations	10,108,119	15,093,535	12,284,717
2. Agency operations:			
2.1 Non-affiliated agency operations	40,120,036	81,989,214	69,245,895
2.2 Affiliated agency operations	49,441	90,026	84,005
3. Totals	50,277,596	97,172,775	81,614,617

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**OVERFLOW PAGE FOR WRITE-INS**


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**Page 2 - Continuation****ASSETS**

	Current Year			Prior Year
	1	2	3	4
<b>REMAINING WRITE-INS AGGREGATED AT LINE 25 FOR OTHER THAN INVESTED ASSETS</b>			Net Admitted Assets (Cols. 1 - 2)	Net Admitted Assets
	Assets	Nonadmitted Assets		
2504. Goodwill	68,414		68,414	74,037
2597. Totals (Lines 2501 through 2596) (Page 2, Line 2598)	68,414		68,414	74,037

**SCHEDULE A - VERIFICATION****Real Estate**

	1 Year To Date	2 Prior Year Ended December 31
1. Book/adjusted carrying value, December 31 of prior year	1,196,642	1,195,723
2. Cost of acquired:		
2.1 Actual cost at time of acquisition		
2.2 Additional investment made after acquisition	(2,400)	67,859
3. Current year change in encumbrances		
4. Total gain (loss) on disposals		
5. Deduct amounts received on disposals		
6. Total foreign exchange change in book/adjusted carrying value		
7. Deduct current year's other than temporary impairment recognized		
8. Deduct current year's depreciation	35,078	66,940
9. Book/adjusted carrying value at the end of current period (Lines 1 + 2 + 3 + 4 - 5 + 6 - 7 - 8)	1,159,164	1,196,642
10. Deduct total nonadmitted amounts		
11. Statement value at end of current period (Line 9 minus Line 10)	1,159,164	1,196,642

**SCHEDULE B - VERIFICATION****Mortgage Loans**

	1 Year To Date	2 Prior Year Ended December 31
1. Book value/recorded investment excluding accrued interest, December 31 of prior year		
2. Cost of acquired:		
2.1 Actual cost at time of acquisition		
2.2 Additional investment made after acquisition		
3. Capitalized deferred interest and other		
4. Accrual of discount		
5. Unrealized valuation increase (decrease)		
6. Total gain (loss) on disposals		
7. Deduct amounts received on disposals		
8. Deduct amortization of premium and mortgage interest points and commitment fees		
9. Total foreign exchange change in book value/recorded investment excluding accrued interest		
10. Deduct current year's other than temporary impairment recognized		
11. Book value/recorded investment excluding accrued interest at end of current period (Lines 1 + 2 + 3 + 4 + 5 + 6 - 7 - 8 + 9 - 10)		
12. Total valuation allowance		
13. Subtotal (Line 11 plus Line 12)		
14. Deduct total nonadmitted amounts		
15. Statement value at end of current period (Line 13 minus Line 14)		

**SCHEDULE BA - VERIFICATION****Other Long-Term Invested Assets**

	1 Year To Date	2 Prior Year Ended December 31
1. Book/adjusted carrying value, December 31 of prior year	128,790	121,754
2. Cost of acquired:		
2.1 Actual cost at time of acquisition		
2.2 Additional investment made after acquisition		
3. Capitalized deferred interest and other		
4. Accrual of discount		
5. Unrealized valuation increase (decrease)		108,134
6. Total gain (loss) on disposals		
7. Deduct amounts received on disposals	67,769	101,098
8. Deduct amortization of premium and depreciation		
9. Total foreign exchange change in book/adjusted carrying value		
10. Deduct current year's other than temporary impairment recognized		
11. Book/adjusted carrying value at end of current period (Lines 1 + 2 + 3 + 4 + 5 + 6 - 7 - 8 + 9 - 10)	61,021	128,790
12. Deduct total nonadmitted amounts		
13. Statement value at end of current period (Line 11 minus Line 12)	61,021	128,790

**SCHEDULE D - VERIFICATION****Bonds and Stocks**

	1 Year To Date	2 Prior Year Ended December 31
1. Book/adjusted carrying value of bonds and stocks, December 31 of prior year	74,403,411	73,349,966
2. Cost of bonds and stocks acquired	10,181,749	16,694,575
3. Accrual of discount	5,607	11,771
4. Unrealized valuation increase (decrease)		
5. Total gain (loss) on disposals	548,437	740,519
6. Deduct consideration for bonds and stocks disposed of	8,307,038	15,409,985
7. Deduct amortization of premium	537,303	983,435
8. Total foreign exchange change in book/adjusted carrying value		
9. Deduct current year's other than temporary impairment recognized		
10. Book/adjusted carrying value at end of current period (Lines 1 + 2 + 3 + 4 + 5 - 6 - 7 + 8 - 9)	76,294,863	74,403,411
11. Deduct total nonadmitted amounts		
12. Statement value at end of current period (Line 10 minus Line 11)	76,294,863	74,403,411

## SCHEDULE D - PART 1B

Showing the Acquisitions, Dispositions and Non-Trading Activity  
During the Current Quarter for all Bonds and Preferred Stock by Rating Class

	1 Book/Adjusted Carrying Value Beginning of Current Quarter	2 Acquisitions During Current Quarter	3 Dispositions During Current Quarter	4 Non-Trading Activity During Current Quarter	5 Book/Adjusted Carrying Value End of First Quarter	6 Book/Adjusted Carrying Value End of Second Quarter	7 Book/Adjusted Carrying Value End of Third Quarter	8 Book/Adjusted Carrying Value December 31 Prior Year
<b>BONDS</b>								
1. Class 1 (a)	57,938,721	4,963,999	3,545,181	(223,985)	57,938,721	59,133,554		57,205,830
2. Class 2 (a)	17,178,107	829,981	800,000	(46,780)	17,178,107	17,161,308		17,197,581
3. Class 3 (a)								
4. Class 4 (a)								
5. Class 5 (a)								
6. Class 6 (a)								
7. Total Bonds	75,116,828	5,793,980	4,345,181	(270,765)	75,116,828	76,294,862		74,403,411
<b>PREFERRED STOCK</b>								
8. Class 1								
9. Class 2								
10. Class 3								
11. Class 4								
12. Class 5								
13. Class 6								
14. Total Preferred Stock								
15. Total Bonds & Preferred Stock	75,116,828	5,793,980	4,345,181	(270,765)	75,116,828	76,294,862		74,403,411

S102

(a) Book/Adjusted Carrying Value column for the end of the current reporting period includes the following amount of non-rated, short-term and cash-equivalent bonds by NAIC designation:

NAIC 1 \$ 0; NAIC 2 \$ 0; NAIC 3 \$ 0; NAIC 4 \$ 0; NAIC 5 \$ 0; NAIC 6 \$ 0

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



### SCHEDULE A - PART 2

Showing All Real Estate ACQUIRED AND ADDITIONS MADE During the Current Quarter

1 Description of Property	Location		4 Date Acquired	5 Name of Vendor	6 Actual Cost at Time of Acquisition	7 Amount of Encumbrances	8 Book/Adjusted Carrying Value Less Encumbrances	9 Additional Investment Made After Acquisition
	2 City	3 State						
Buiding Improvement Rebate	Buffalo	New York	02/01/2013	Adema Heating & Air				(2,400)
0199999 Acquired by Purchase								(2,400)
0399999 Totals								(2,400)

EO1

### SCHEDULE A - PART 3

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

1 Description of Property	Location		4 Disposal Date	5 Name of Purchaser	6 Actual Cost	7 Expended for Additions, Permanent Improvements and Changes in Encumbrances	8 Book/Adjusted Carrying Value Less Encumbrances Prior Year	Change in Book/Adjusted Carrying Value Less Encumbrances					14 Book/Adjusted Carrying Value Less Encumbrances on Disposal	15 Amounts Received During Year	16 Foreign Exchange Gain (Loss) on Disposal	17 Realized Gain (Loss) on Disposal	18 Total Gain (Loss) on Disposal	19 Gross Income Earned Less Interest Incurred on Encumbrances	20 Taxes, Repairs and Expenses Incurred
	2 City	3 State						9 Current Year's Depreciation	10 Current Year's Other Than Temporary Impairment Recognized	11 Current Year's Change in Encumbrances	12 Total Change in B./A.C.V. (11 - 9 - 10)	13 Total Foreign Exchange Change in B./A.C.V.							
0399999 Totals																			

**NONE**    **Schedule B - Part 2 and 3**

**NONE**    **Schedule BA - Part 2 and 3**

### SCHEDULE D - PART 3

Show All Long-Term Bonds and Stock Acquired During the Current Quarter

1 CUSIP Ident- ification	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	10 NAIC Designation or Market Indicator (a)
704879-Z2-4	PEARLAND TX INDEP SCH DIST Co:1 Lot:1		06/12/2013	Bosc, Inc		837,466	700,000.00	11,861	1FE
2499999	U.S. Total Bonds Political Subdivisions of States, Territories and Possessions				X X X	837,466	700,000.00	11,861	X X X
026874-CU-9	AMERICAN INTL GROUP Co:1 Lot:4		04/04/2013	Jefferies		229,134	200,000.00	3,467	2FE
026874-CU-9	AMERICAN INTL GROUP Co:1 Lot:5		04/04/2013	Jefferies		171,851	150,000.00	2,600	2FE
05531F-AN-3	BB & T Corporation Co:1 Lot:1		06/25/2013	BB&T Capital Markets		309,828	315,000.00	161	1FE
05531F-AN-3	BB & T Corporation Co:1 Lot:2		06/25/2013	BB&T Capital Markets		786,864	800,000.00	410	1FE
14912L-4E-8	CATERPILLAR FINANCIAL SE Co:1 Lot:1		05/21/2013	Stifel,Nicolaus & Company		225,213	175,000.00	3,441	1FE
14912L-4E-8	CATERPILLAR FINANCIAL SE Co:1 Lot:2		05/21/2013	Stifel,Nicolaus & Company		257,386	200,000.00	3,933	1FE
26884A-AZ-6	ERP OPERATING LP Co:1 Lot:3		06/20/2013	Wells Fargo Brokerage		214,498	200,000.00	257	2FE
26884A-AZ-6	ERP OPERATING LP Co:1 Lot:4		06/20/2013	Wells Fargo Brokerage		214,498	200,000.00	257	2FE
406216-AH-4	HALLIBURTON COMPANY Co:1 Lot:3		06/20/2013	Citigroup		169,378	125,000.00	3,950	1FE
406216-AH-4	HALLIBURTON COMPANY Co:1 Lot:4		06/20/2013	Citigroup		745,261	550,000.00	17,378	1FE
459200-AR-2	IBM CORP Co:1 Lot:1		06/20/2013	Wells Fargo Brokerage		816,303	650,000.00	16,172	1FE
459200-AR-2	IBM CORP Co:1 Lot:2		06/20/2013	Wells Fargo Brokerage		816,303	650,000.00	16,172	1FE
3899999	Total Bonds Industrial and Miscellaneous (Unaffiliated)				X X X	4,956,517	4,215,000.00	68,198	X X X
8399997	Total Bonds Part 3				X X X	5,793,983	4,915,000	80,059	X X X
8399998	Summary Item from Part 5 for Bonds				X X X	X X X	X X X	X X X	X X X
8399999	Total Bonds				X X X	5,793,983	4,915,000.00	80,059	X X X
9999999	Totals				X X X	5,793,983	X X X	80,059	X X X

E04

(a) For all common stock bearing the NAIC market indicator 'U' provide: the number of such issues 0.

### SCHEDULE D - PART 4

Show All Long-Term Bonds and Stock Sold, Redeemed or Otherwise Disposed of  
During the Current Quarter

1 CUSIP Ident- ification	2 Description	3 F o r e i g n	4 Disposal Date	5 Name of Purchaser	6 Number of Shares of Stock	7 Consid- eration	8 Par Value	9 Actual Cost	10 Prior Year Book/ Adjusted Carrying Value	Change in Book/Adjusted Carrying Value					16 Book/ Adjusted Carrying Value at Disposal Date	17 Foreign Exchange Gain (Loss) on Disposal	18 Realized Gain (Loss) on Disposal	19 Total Gain (Loss) on Disposal	20 Bond Interest/ Stock Dividends Received During Year	21 Stated Contractual Maturity Date	22 NAIC Desig- nation or Market Indicator (a)	
										11 Unrealized Valuation Increase/ (Decrease)	12 Current Year's (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.								
020002-AX-9	ALLSTATE CORP Co:1 Lot:1		06/05/2013	Tender Offer		1,055,872	800,000.00	959,984	914,254		(6,636)		(6,636)		907,618		148,254	148,254	35,429	05/16/2019	2FE	
020002-AX-9	ALLSTATE CORP Co:1 Lot:2		06/05/2013	Tender Offer		1,319,840	1,000,000.00	1,184,820	1,133,973		(7,746)		(7,746)		1,126,228		193,612	193,612	44,286	05/16/2019	2FE	
020002-AX-9	ALLSTATE CORP Co:1 Lot:3		06/05/2013	Tender Offer		164,980	125,000.00	163,759	162,032		(2,313)		(2,313)		159,719		5,261	5,261	5,536	05/16/2019	2FE	
020002-AX-9	ALLSTATE CORP Co:1 Lot:4		06/05/2013	Tender Offer		494,940	375,000.00	491,276	486,097		(6,940)		(6,940)		479,157		15,783	15,783	16,607	05/16/2019	2FE	
05531F-AF-0	BB & T Corporation Co:1 Lot:1		06/25/2013	BB&T Capital Markets		212,787	199,000.00	208,351	205,388		(890)		(890)		204,499		8,288	8,288	5,219	04/29/2016	1FE	
05531F-AF-0	BB & T Corporation Co:1 Lot:2		06/25/2013	BB&T Capital Markets		695,032	650,000.00	680,544	670,866		(2,906)		(2,906)		667,960		27,072	27,072	17,045	04/29/2016	1FE	
14040E-HG-0	Capital One Bank USA NA Co:1 Lot:2		06/13/2013	MATURITY		600,000	600,000.00	658,326	608,438		(8,438)		(8,438)		600,000				19,500	06/13/2013	2FE	
14040E-HG-0	Capital One Bank USA NA Co:1 Lot:3		06/13/2013	MATURITY		200,000	200,000.00	219,884	202,935		(2,935)		(2,935)		200,000				6,500	06/13/2013	2FE	
3899999	Total - Bonds - Industrial and Miscellaneous (Unaffiliated)					X X X	4,743,451	3,949,000.00	4,566,944	4,383,983		(38,804)		(38,804)	4,345,181		398,270	398,270	150,122	X X X	X X X	
8399997	Total - Bonds - Part 4					X X X	4,743,451	3,949,000	4,566,944	4,383,983		(38,804)		(38,804)	4,345,181		398,270	398,270	150,122	X X X	X X X	
8399998	Summary Item from Part 5 for Bonds					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	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X
8399999	Total Bonds					X X X	4,743,451	3,949,000.00	4,566,944	4,383,983		(38,804)		(38,804)	4,345,181		398,270	398,270	150,122	X X X	X X X	
9999999	Totals						4,743,451	X X X	4,566,944	4,383,983		(38,804)		(38,804)	4,345,181		398,270	398,270	150,122	X X X	X X X	

(a) For all common stock bearing the NAIC market indicator 'U' provide: the number of such issues 0.

- NONE    Schedule DB - Part A - Section 1**
- NONE    Schedule DB - Part B - Section 1**
- NONE    Schedule DB - Part D - Section 1**
- NONE    Schedule DB - Part D - Section 2**
- NONE    Schedule DL - Part 1**
- NONE    Schedule DL - Part 2**

## SCHEDULE E - PART 1 - CASH

### Month-End Depository Balances

1 Depository	2 Code	3 Rate of Interest	4 Amount of Interest Received During Current Quarter	5 Amount of Interest Accrued at Current Statement Date	Book Balance at End of Each Month During Current Quarter			9 *	
					6 First Month	7 Second Month	8 Third Month		
Open Depositories - Section (A) - Segregated Funds Held for Others									
JP Morgan Chase					592,348		4,687		
JP Morgan Chase					45,506,970	102,049,143	35,718,268		
Citibank, N.A.					2,330,385	3,180,078	2,413,522		
Citibank, N.A.					5,272,764	5,984,456	8,356,772		
JP Morgan Chase					4,690,656	4,690,689	4,690,720		
JP Morgan Chase					107,882	225,577	8,863,651		
JP Morgan Chase					1,930,176	28,921,330	56,778,838		
JP Morgan Chase					3,069,064	2,857,408	2,760,271		
JP Morgan Chase					88,133	101,018	110,245		
JP Morgan Chase					304,716	304,716	304,716		
Citibank, N.A.					1,361	1	6,493		
Citibank, N.A.					3,547,069	3,322,297	1,604,170		
Citibank, N.A.					917,511	1,014,511	968,658		
Citibank, N.A.					2,057,180	2,063,684	2,049,042		
Bank of America					9,548,122	8,274,899	7,109,590		
Bank of America					3,488	1,001,618	17,772		
0199998	Deposits in ( ) depositories which do not exceed the allowable limit in any one depository (see Instructions) - Open Depositories	X X X	X X X					X	
0199999	Total Segregated Funds Held for Others	X X X	X X X		79,967,825	163,991,425	131,757,415	X	
Open Depositories - Section (B) - General Funds									
State Street Bank					242,144	193,367	243,467		
State Street Bank					122,648	83,642	124,415		
Citibank, N.A.			1,754		2,769,641	5,119,679	6,434,619		
JP Morgan Chase					8,897	8,420	8,420		
Bank of America					778,494	254,617	355,576		
0299998	Deposits in ( ) depositories which do not exceed the allowable limit in any one depository (see Instructions) - Open Depositories	X X X	X X X	195	129,465	129,465	129,465	X	
0299999	Total General Funds	X X X	X X X	1,949	4,051,289	5,789,190	7,295,962	X	
Open Depositories - Section (C) - Reinsurance Reserve Funds									
0399998	Deposits in ( ) depositories which do not exceed the allowable limit in any one depository (see Instructions) - Open Depositories	X X X	X X X					X	
0399999	Total Reinsurance Reserve Funds	X X X	X X X					X	
0499999	Total Open Depositories	X X X	X X X	1,949	84,019,114	169,780,615	139,053,377	X	
Suspended Depositories - Section (A) - Seg. Funds Held for Others									
0599998	Deposits in ( ) depositories which do not exceed the allowable limit in any one depository (see Instructions) - Suspended Depositories	X X X	X X X					X	
0599999	Total Segregated Funds Held for Others	X X X	X X X					X	
Suspended Depositories - Section (B) - General Funds									
0699998	Deposits in ( ) depositories which do not exceed the allowable limit in any one depository (see Instructions) - Suspended Depositories	X X X	X X X					X	
0699999	Total General Funds	X X X	X X X					X	
Suspended Depositories - Section (C) - Reinsurance Reserve Funds									
0799998	Deposits in ( ) depositories which do not exceed the allowable limit in any one depository (see Instructions) - Suspended Depositories	X X X	X X X					X	
0799999	Total Reinsurance Reserve Funds	X X X	X X X					X	
0899999	Total Suspended Depositories	X X X	X X X					X	
0999999	Total Cash on Deposit	X X X	X X X	1,949	84,019,114	169,780,615	139,053,377	X	
1099999	Cash in Company's Office	X X X	X X X	X X X	X X X	6,950	6,950	7,000	X
1199999	Total Cash	X X X	X X X	1,949	84,026,064	169,787,565	139,060,377	X	

## SCHEDULE E - PART 2 - CASH EQUIVALENTS

Show Investments Owned End of Current Quarter

1 Description	2 Code	3 Date Acquired	4 Rate of Interest	5 Maturity Date	6 Book/Adjusted Carrying Value	7 Amount of Interest Due & Accrued	8 Amount Received During Year
			<b>NONE</b>				
<div style="display: flex; justify-content: space-between;"> <span style="writing-mode: vertical-rl; transform: rotate(180deg);">E13</span> <span>8699999 Total Cash Equivalents</span> </div>							