

QUARTERLY STATEMENT

OF THE

STEWART

Title Guaranty Company

of **Houston**

in the state of **Texas**

TO THE

Insurance Department

OF THE

STATE OF

FOR THE QUARTER ENDED

March 31, 2014

TITLE

2014



50121201420100101

QUARTERLY STATEMENT

AS OF MARCH 31, 2014
OF THE CONDITION AND AFFAIRS OF THE

Stewart Title Guaranty Company

NAIC Group Code	0340	0340	NAIC Company Code	50121	Employer's ID Number	74-0924290
	(Current Period)	(Prior Period)				
Organized under the Laws of	Texas			State of Domicile or Port of Entry	Texas	
Country of Domicile	United States of America					
Incorporated/Organized	February 20, 1908			Commenced Business	March 11, 1913	
Statutory Home Office	1980 Post Oak Boulevard			Houston, TX US 77056		
	(Street and Number)			(City or Town, State, Country and Zip Code)		
Main Administrative Office	1980 Post Oak Boulevard					
	(Street and Number)					
	Houston, TX US 77056			713-625-8599		
	(City or Town, State, Country and Zip Code)			(Area Code) (Telephone Number)		
Mail Address	P. O. Box 2029			Houston, TX US 77252		
	(Street and Number or P.O. Box)			(City or Town, State, Country and Zip Code)		
Primary Location of Books and Records	1980 Post Oak Boulevard			Houston, TX US 77056	713-625-8038	
	(Street and Number)			(City or Town, State, Country and Zip Code)	(Area Code) (Telephone Number)	
Internet Website Address	stewart.com					
Statutory Statement Contact	Teresa Segraives			713-625-8038		
	(Name)			(Area Code) (Telephone Number)	(Extension)	
	TSEGRAVE@stewart.com			713-629-2330		
	(E-Mail Address)			(Fax Number)		

OFFICERS

	Name	Title
1.	Matthew W Morris	President
2.	Denise Carraux	Secretary
3.	Ken Anderson Jr.	Treasurer

VICE-PRESIDENTS

Name	Title	Name	Title
Alison R Evers	Senior Vice-President	Allen Berryman	Chief Financial Officer
John L Killea	General Counsel	George Houghton	Group President-Agency Operations
Murshid Kahn	Chief Information Officer	John Arcidiacono	Senior Vice-President
Brian Glaze	Corporate Controller	Jason Nadeau	Group President- Mortgage & Title Services
Glenn Clements	Group President-Direct Operations	Steve Lessack	Group President-International Operations
Susan McLauchlan	Chief Human Resources Officer		

DIRECTORS OR TRUSTEES

Malcolm S Morris	Charles F Howard	Matthew W Morris	Stewart Morris
Stewart Morris Jr	Allen Berryman	John L Killea	

State of Texas

County of Harris ss

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

(Signature)	(Signature)	(Signature)
Matthew W Morris	Denise Carraux	Ken Anderson Jr.
(Printed Name)	(Printed Name)	(Printed Name)
1.	2.	3.
President	Secretary	Treasurer
(Title)	(Title)	(Title)

Subscribed and sworn to before me this
day of , 2014

- a. Is this an original filing? [X] 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	403,204,984		403,204,984	397,980,617
2. Stocks:				
2.1 Preferred stocks				
2.2 Common stocks	484,891,343		484,891,343	482,024,150
3. Mortgage loans on real estate:				
3.1 First liens	606,160	29,668	576,492	578,953
3.2 Other than first liens				
4. Real estate:				
4.1 Properties occupied by the company (less \$ 0 encumbrances)				
4.2 Properties held for the production of income (less \$ 0 encumbrances)				
4.3 Properties held for sale (less \$ 0 encumbrances)	1,723,488	1,719,269	4,219	4,219
5. Cash (\$ 72,968,855), cash equivalents (\$ 0), and short-term investments (\$ 0)	72,968,855		72,968,855	111,206,182
6. Contract loans (including \$ 0 premium notes)				
7. Derivatives				
8. Other invested assets	528,655	249,498	279,157	341,471
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)	963,923,485	1,998,435	961,925,050	992,135,592
13. Title plants less \$ 0 charged off (for Title insurers only)	6,738,645	100,000	6,638,645	6,638,645
14. Investment income due and accrued	3,730,218	160,557	3,569,661	3,998,556
15. Premiums and considerations:				
15.1 Uncollected premiums and agents' balances in the course of collection	43,791,704	10,352,124	33,439,580	32,915,411
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	743,478	12,028	731,450	246,321
17. Amounts receivable relating to uninsured plans				
18.1 Current federal and foreign income tax recoverable and interest thereon	830,000		830,000	830,000
18.2 Net deferred tax asset				
19. Guaranty funds receivable or on deposit	470,662		470,662	470,662
20. Electronic data processing equipment and software	1,035,686	798,231	237,455	169,353
21. Furniture and equipment, including health care delivery assets (\$ 0)	1,416,311	456,903	959,408	1,004,062
22. Net adjustment in assets and liabilities due to foreign exchange rates				
23. Receivables from parent, subsidiaries and affiliates	4,266,576	15,298	4,251,278	4,743,584
24. Health care (\$ 0) and other amounts receivable	1,413,960	1,413,960		
25. Aggregate write-ins for other than invested assets	13,075,826	8,009,118	5,066,708	4,864,418
26. Total assets excluding Separate Accounts, Segregated Accounts and Protected Cell Accounts (Lines 12 to 25)	1,041,436,551	23,316,654	1,018,119,897	1,048,016,604
27. From Separate Accounts, Segregated Accounts and Protected Cell Accounts				
28. Total (Lines 26 and 27)	1,041,436,551	23,316,654	1,018,119,897	1,048,016,604

DETAILS OF WRITE-IN LINES				
1101.	NONE			
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. Other nonadmitted assets	7,457,264	7,457,264		
2502. Other Assets & deposits	5,618,562	551,854	5,066,708	4,864,418
2503.				
2598. Summary of remaining write-ins for Line 25 from overflow page				
2599. Totals (Lines 2501 through 2503 plus 2598) (Line 25 above)	13,075,826	8,009,118	5,066,708	4,864,418

LIABILITIES, SURPLUS AND OTHER FUNDS

	1	2
	Current Statement Date	December 31 Prior Year
1. Known claims reserve	96,145,725	110,675,830
2. Statutory premium reserve	408,376,957	411,482,645
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)	19,430,313	25,880,943
7. Taxes, licenses and fees (excluding federal and foreign income taxes)	2,860,955	6,282,228
8.1 Current federal and foreign income taxes (including \$ 0 on realized capital gains (losses))	752,987	4,765,096
8.2 Net deferred tax liability	4,892,923	6,359,888
9. Borrowed money \$ 0 and interest thereon \$ 0		
10. Dividends declared and unpaid		
11. Premiums and other consideration received in advance	21,467	21,467
12. Unearned interest and real estate income received in advance		
13. Funds held by company under reinsurance treaties	68,616	68,616
14. Amounts withheld or retained by company for account of others	125	
15. Provision for unauthorized and certified reinsurance		
16. Net adjustments in assets and liabilities due to foreign exchange rates	3,489,799	6,078,898
17. Drafts outstanding		
18. Payable to parent, subsidiaries and affiliates	2,561,119	2,517,949
19. Derivatives		
20. Payable for securities		
21. Payable for securities lending		
22. Aggregate write-ins for other liabilities	135,959	174,156
23. Total liabilities (Lines 1 through 22)	538,736,945	574,307,716
24. Aggregate write-ins for special surplus funds	501,405	501,405
25. Common capital stock	8,500,000	8,500,000
26. Preferred capital stock		
27. Aggregate write-ins for other than special surplus funds		
28. Surplus notes		
29. Gross paid in and contributed surplus	187,842,416	187,658,778
30. Unassigned funds (surplus)	282,539,131	277,048,705
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)	479,382,952	473,708,888
33. Totals (Page 2, Line 28, Col. 3)	1,018,119,897	1,048,016,604

DETAILS OF WRITE-INS		
0301.	NONE	
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. Reinsurance payable	135,959	174,156
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)	135,959	174,156
2401. Surplus arising from increase in book value of title plants	501,384	501,384
2402. Mineral interest-assigned value	21	21
2403.		
2498. Summary of remaining write-ins for Line 24 from overflow page		
2499. Totals (Lines 2401 through 2403 plus 2498) (Line 24 above)	501,405	501,405
2701.	NONE	
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	2	3
	Current Year To Date	Prior Year To Date	Prior Year Ended December 31
OPERATING INCOME			
1. Title insurance and related income:			
1.1 Title insurance premiums earned	270,007,009	283,295,198	1,317,227,447
1.2 Escrow and settlement services	2,644,845	3,862,756	17,208,270
1.3 Other title fees and service charges	9,843,464	10,655,628	43,390,012
2. Aggregate write-ins for other operating income		29,710	30,353
3. Total Operating Income (Lines 1 through 2)	282,495,318	297,843,292	1,377,856,082
EXPENSES:			
4. Losses and loss adjustment expenses incurred	13,663,844	12,801,202	95,698,902
5. Operating expenses incurred	266,070,492	278,481,034	1,266,283,637
6. Aggregate write-ins for other operating expenses		23,222	39,995
7. Total Operating Expenses	279,734,336	291,305,458	1,362,022,534
8. Net operating gain or (loss) (Lines 3 minus 7)	2,760,982	6,537,834	15,833,548
INVESTMENT INCOME			
9. Net investment income earned	2,811,085	7,605,500	30,540,974
10. Net realized capital gains (losses) less capital gains tax of \$ 54,844	101,853	84,853	1,242,829
11. Net investment gain (loss) (Lines 9 + 10)	2,912,938	7,690,353	31,783,803
OTHER INCOME			
12. Aggregate write-ins for miscellaneous income or (loss) or other deductions	392,119	385,557	1,633,941
13. Net income, after capital gains tax and before all other federal income taxes (Lines 8 + 11 + 12)	6,066,039	14,613,744	49,251,292
14. Federal and foreign income taxes incurred	(2,812,247)	1,813,857	6,298,682
15. Net income (Lines 13 minus 14)	8,878,286	12,799,887	42,952,610
CAPITAL AND SURPLUS ACCOUNT			
16. Surplus as regards policyholders, December 31 prior year	473,708,888	429,166,736	429,166,736
17. Net income (from Line 15)	8,878,286	12,799,887	42,952,610
18. Change in net unrealized capital gains or (losses) less capital gains tax of \$ 0	2,389,984	(4,386,861)	9,095,491
19. Change in net unrealized foreign exchange capital gain (loss)	(3,854,394)	(2,171,990)	(8,715,793)
20. Change in net deferred income taxes	1,466,967	13,698	(1,851,337)
21. Change in nonadmitted assets	(3,390,417)	1,059,863	2,524,540
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	183,638	414,375	536,641
27.2 Transferred to capital (Stock Dividend)			
27.3 Transferred from capital			
28. Dividends to stockholders			
29. Change in treasury stock			
30. Aggregate write-ins for gains and losses in surplus			
31. Change in surplus as regards policyholders for the year (Lines 17 through 30)	5,674,064	7,728,972	44,542,152
32. Surplus as regards policyholders as of statement date (Lines 16 plus 31)	479,382,952	436,895,708	473,708,888

DETAILS OF WRITE-IN LINES			
0201. Marketing		29,710	30,353
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)		29,710	30,353
0601. Marketing		23,222	39,995
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)		23,222	39,995
1201. Title Plant rent income	244,158	227,315	1,053,612
1202. Ceded reimbursement from agents	109,285	136,480	565,236
1203. Miscellaneous income	26,231	21,736	79,919
1298. Summary of remaining write-ins for Line 12 from overflow page	12,445	26	(64,826)
1299. Totals (Lines 1201 through 1203 plus 1298) (Line 12 above)	392,119	385,557	1,633,941
3001. True-up of current taxes owed the company pursuant to tax sharing agreement			
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
Cash from Operations	Current Year To Date	Prior Year To Date	Prior Year Ended December 31
1. Premiums collected net of reinsurance	264,925,425	288,454,463	1,337,572,238
2. Net investment income	4,387,470	8,240,040	34,390,242
3. Miscellaneous income	12,880,428	14,933,651	62,262,576
4. Total (Lines 1 to 3)	282,193,323	311,628,154	1,434,225,056
5. Benefit and loss related payments	28,193,949	27,633,165	100,173,959
6. Net transfers to Separate Accounts, Segregated Accounts and Protected Cell Accounts			
7. Commissions, expenses paid and aggregate write-ins for deductions	280,377,411	290,067,368	1,275,469,510
8. Dividends paid to policyholders			
9. Federal and foreign income taxes paid (recovered) net of \$ 0 tax on capital gains (losses)	1,199,862	1,509,284	6,610,497
10. Total (Lines 5 through 9)	309,771,222	319,209,817	1,382,253,966
11. Net cash from operations (Line 4 minus Line 10)	(27,577,899)	(7,581,663)	51,971,090
Cash from Investments			
12. Proceeds from investments sold, matured or repaid:			
12.1 Bonds	46,714,139	5,049,973	63,294,656
12.2 Stocks			2,051,909
12.3 Mortgage loans	2,763	2,188	352,078
12.4 Real estate			53,690
12.5 Other invested assets	7,314	10,111	174,517
12.6 Net gains (or losses) on cash, cash equivalents and short-term investments			
12.7 Miscellaneous proceeds			1,000,000
12.8 Total investment proceeds (Lines 12.1 to 12.7)	46,724,216	5,062,272	66,926,850
13. Cost of investments acquired (long-term only):			
13.1 Bonds	57,532,637	25,499,276	104,010,535
13.2 Stocks	34,647	162,896	8,207,245
13.3 Mortgage loans			1,516
13.4 Real estate			
13.5 Other invested assets			
13.6 Miscellaneous applications			
13.7 Total investments acquired (Lines 13.1 to 13.6)	57,567,284	25,662,172	112,219,296
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)	(10,843,068)	(20,599,900)	(45,292,446)
Cash from Financing and Miscellaneous Sources			
16. Cash provided (applied):			
16.1 Surplus notes, capital notes			
16.2 Capital and paid in surplus, less treasury stock	183,638	414,375	536,641
16.3 Borrowed funds			
16.4 Net deposits on deposit-type contracts and other insurance liabilities			
16.5 Dividends to stockholders			
16.6 Other cash provided (applied)		(5,498,476)	(7,896)
17. Net cash from financing and miscellaneous sources (Line 16.1 through Line 16.4 minus Line 16.5 plus Line 16.6)	183,638	(5,084,101)	528,745
RECONCILIATION OF CASH, CASH EQUIVALENTS AND SHORT-TERM INVESTMENTS			
18. Net change in cash, cash equivalents and short-term investments (Line 11, plus Lines 15 and 17)	(38,237,329)	(33,265,664)	7,207,389
19. Cash, cash equivalents and short-term investments:			
19.1 Beginning of year	111,206,182	103,998,793	103,998,793
19.2 End of period (Line 18 plus Line 19.1)	72,968,853	70,733,129	111,206,182

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

20.0001	Line 13.2 includes non-cash contribution to affiliate	34,647	162,896	162,896
20.0002	Line 16.2 includes non-cash capital contribution from parent	142,882	414,375	536,641
20.0003				

NOTES TO FINANCIAL STATEMENTS

1. Accounting Practices

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

The Texas Department of Insurance recognizes statutory accounting practices prescribed or permitted by the State of Texas for determining and reporting the financial condition and results of operations of a title insurance company, for determining its solvency under the Texas Insurance Law. The National Association of Insurance Commissioners' (the NAIC) *Accounting Practices and Procedures* manual, (NAIC SAP) has been adopted as a component of prescribed or permitted practices by the state of Texas. The state has adopted certain prescribed accounting practices that differ from those found in NAIC SAP. Specifically, (A) home office furniture and fixtures acquired after December 31, 2000 is an admitted asset as permitted by Texas Insurance Code 7.18 section (c)(4), depreciated in full over a period not to exceed five years. Home office fixed assets acquired prior to January 1, 2001 are an admitted asset as permitted by Texas Insurance Code Articles 3.01, 6.12, 8.07 and any other applicable laws, and shall be depreciated in full over a period not to exceed ten years. In NAIC SAP 17, furniture and fixtures are nonadmitted. (B) real estate owned prior to October 1, 1967 continue to qualify as an admitted asset per Texas Insurance Code Article 2551.151. In NAIC SAP 40, appraisals must be no more than five years old or the property will be nonadmitted. (C) Texas Insurance Code, Section 2551.258 grants the Commissioner the authority to change the statutory premium reserve, based on an actuarial review. The Commissioner gave an Order to change the statutory premium reserves in 2013, 2012, 2011, 2010 and 2009. Statutory premium reserve is a defined formula in Article 2251.253 of the Texas Insurance Code.

	<u>3/31/2014</u>	<u>12/31/2013</u>
Net Income(loss), Texas State Basis	8,878,286	42,952,610
State Prescribed Practices		
(1)Statutory Premium Reserve reduction	0	13,118,000
State Permitted Practices:	0	0
Net Income(loss), NAIC SAP	8,878,286	56,070,610
Statutory Surplus, Texas State Basis	479,382,952	473,708,888
State Prescribed Practices:		
(1)Furniture & Fixtures	(959,408)	(1,004,062)
(2)Real Estate	(4,219)	(4,219)
(3) Statutory Premium Reserve reduction	(26,236,000)	(26,236,000)
State Permitted Practices:		
Statutory Surplus, NAIC SAP	452,183,325	446,464,607

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 of the closing of the related real estate transaction. 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 assumes and cedes reinsurance with various title companies, on an individual basis, utilizing standard facultative agreements provided by the American Land Title Association and also has in effect several excess reinsurance agreements wherein the Company assumes or may cede 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 Article 2251.253 of the Texas Insurance Code. Expenses incurred in connection with issuing the policies are charged to operations as an expense for premiums retained by agencies.

In addition, the company uses the following accounting policies:

NOTES TO FINANCIAL STATEMENTS

- (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) Common stocks are stated at market except investments in stocks that are not publicly traded, are valued at zero or cost.
- (4) Investments in Preferred stock, excluding investments in preferred stock of subsidiary, controlled, or affiliated entities – None.
- (5) Mortgage loans on real estate are stated at the aggregate unpaid balance.
- (6) Loan-backed securities, if any, are valued at amortized cost using the retrospective method.
- (7) The Company owns 100% of the common stock of Stewart Title Company, a non-insurance company. This stock is valued on the audited GAAP equity basis as described in the *NAIC Accounting Practices and Procedures Manual* SSAP 97, section 8(b)(iii).

The Company owns 100% of Stewart Title Insurance Company, a title insurance company, which is valued based on SSAP 97, Section 8(b)(i) of the *NAIC Accounting Practices and Procedures Manual*.

The Company owns 100% of Stewart Title Limited (UK) and 99.9% of Stewart Title Guaranty de Mexico, S.A., which are foreign title insurance companies. These investments are valued based on SSAP 97, Section 8(b)(iv) of the *NAIC Accounting Practices and Procedures Manual*.

The Company owns 10.16% of Title Reinsurance Company, a reinsurance company that provides primary liability insurance, which is valued based on SSAP 97, Section 8(b)i.

The Company owns 30% of Western America Title Service, LLC, which is valued based on SSAP 48 (6).

- (8) The Company has minor ownership interests in one joint venture and two limited liability companies. These investments are valued based on SSAP 48 (7).
- (9) Derivatives – None
- (10) Anticipated investment income used as a factor in the premium deficiency calculation. – Not applicable
- (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.

The statutory premium reserve is based on Section 2551.253 of the Texas Insurance Code, which was amended with an effective date of September 1, 2005. The amended Section 2551.253 requires the Company to reserve an amount equal to 6.2% of total charges for title policies written or assumed for calendar year 1997 and on or after January 1, 1998 and before January 1, 2005 to reserve 25 cents per \$1,000 in net retained liability assumed. On or after January 1, 2005, the reserve should equal 18.5 cents per \$1,000 of net retained liability assumed.

The reserve is subsequently reduced by 26% of the addition in the first year succeeding the year of addition, 20% in the second year, 10% in the third year, 9% in the fourth year, 5% in the fifth and sixth years, 3% in the seventh through the ninth year, 2% in the tenth through fourteenth year and 1% in the last six years.

The Texas Commissioner gave an Order for a Change to Statutory Premium Reserve that resulted in a \$26.2 million reduction in the statutory premium reserve as allowed by Section 2551.258 of the Texas Insurance Code for 2013. The 2012 order for a \$39.4 million reduction was reversed in 2013. At December 31, 2013 the total of the Company's known claims reserves and statutory premium reserve is \$63.1 million greater than the loss reserve as stated in Schedule P, column 24, which the Company's appointed actuary has provided a loss reserve opinion.

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

2. Accounting Changes and Corrections of Errors

- A. There were no material changes in accounting principles.
- B. The Company prepares its statutory financial statements in conformity with accounting practices prescribed or permitted by the State of Texas. The State of Texas requires that insurance companies domiciled in the State of Texas prepare their statutory basis financial statements in accordance

NOTES TO FINANCIAL STATEMENTS

with the NAIC *Accounting Practices and Procedures* manual, subject to any deviations prescribed or permitted by the State of Texas 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** – Not Applicable

4. **Discontinued Operations** – Not Applicable

5. **Investments**

A. Mortgage Loans

1.	The maximum and minimum lending rates for real estate loans are 7.75% and 4.0%.		
2.	None		
3.	The maximum percentage of any one loan to the value of security at the time of the loan, exclusive of insured or guaranteed or purchase money mortgages was 110%.		
		Current	Prior
		<u>Year</u>	<u>Year</u>
4.	At March 31, 2014, the Company held mortgage with interest more than 180 days past due with a recorded investment excluding accrued interest of:	326,329	326,858
	Total interest due on mortgages with interest more than 180 days past due equals:	13,404	3,658
5.	Taxes, assessments and any amounts advances and not included in the mortgage loan total.	-	-
6.	Current year impaired loans with related allowance for credit losses.	-	-
7.	Impaired mortgage loans without an allowance for credit losses.	-	-
8.	Average recorded investment in impaired loans.	-	-
9.	Interest income recognized during the period on loans impaired.	-	-
10.	Amount of interest income recognized on a cash basis during the period the loans were impaired.	-	-
11.	Allowance for credit losses- None.		
12.	The company recognizes interest income on its impaired loans upon receipt.		

B. Debt Restructuring- Not applicable

C. Reverse Mortgages – Not applicable

D. Loan-Backed Securities – Not applicable

E. Repurchase Agreements – Not applicable

F. Real Estate

- (1) None
- (2) In the ordinary course of business, the Company occasionally acquires real estate in settlement of claims. It is not the Company’s intention to hold these properties for investment or administrative purposes, but rather to dispose of them as market condition warrant. These properties are disclosed on Schedule A, Part 1 of the Annual Statement.
- (3) Not applicable
- (4) Not applicable
- (5) Not applicable

G. Low-Income Housing Tax Credits (LIHTC) – The Company’s investment in LIHTC is less than 0.1% of admitted assets and therefore is immaterial for disclosure.

NOTES TO FINANCIAL STATEMENTS
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 investments in Joint Ventures, Partnerships and Limited Liability Companies during the statement period.

7. Investment Income

- A. All investment income due and accrued with amounts that are over 90 days past due with the exception of mortgages loans in default and all interest accrued on unsecured notes and certificates of deposit are excluded from surplus.
- B. The total amount excluded was \$160,557.

8. Derivative Instruments- None

9. Income Taxes

A. The components of the net deferred tax asset/(liability) at Dec. 31 are as follows:					
1.		3/31/2014		12/31/2013	
		(1)	(2)	(3)	(4)
				(Col 1 + 2)	(5)
		Ordinary	Capital	Total	Capital
					(Col 4 + 5)
					Total
a.	Gross Deferred Tax Assets.....	\$ 56,787,876		56,787,876	62,420,336
b.	Statutory Valuation Allowance Adjustment.....	\$ 56,787,876		56,787,876	62,420,336
c.	Adjusted Gross Deferred Tax Assets (1a - 1b).....	\$			
d.	Deferred Tax Assets Nonadmitted.....	\$			
e.	Subtotal Net Admitted Deferred Tax Asset (1c - 1d).....	\$			
f.	Deferred Tax Liabilities.....	\$ 4,572,180	320,744	4,892,924	3,768,118
g.	Net Admitted Deferred Tax Asset /				2,591,771
	(Net Admitted Deferred Tax Liability) (1e - 1f).....	\$ (4,572,180)	(320,744)	(4,892,924)	(3,768,118)
					(2,591,771)
					(6,359,889)
1.		Change			
		(7)	(8)	(9)	
		(Col 1 - 4)	(Col 2- 5)	(Col 7 + 8)	
		Ordinary	Capital	Total	
a.	Gross Deferred Tax Assets.....	\$ (5,632,460)		(5,632,460)	
b.	Statutory Valuation Allowance Adjustment.....	\$ (5,632,460)		(5,632,460)	
c.	Adjusted Gross Deferred Tax Assets (1a - 1b).....	\$			
d.	Deferred Tax Assets Nonadmitted.....	\$			
e.	Subtotal Net Admitted Deferred Tax Asset (1c - 1d).....	\$			
f.	Deferred Tax Liabilities.....	\$ 804,062	(2,271,027)	(1,466,965)	
g.	Net Admitted Deferred Tax Asset /				
	(Net Admitted Deferred Tax Liability) (1e - 1f).....	\$ (804,062)	2,271,027	1,466,965	
2.		3/31/2014		12/31/2013	
		(1)	(2)	(3)	(4)
				(Col 1 + 2)	(5)
		Ordinary	Capital	Total	Capital
					(Col 4 + 5)
					Total
	Admission Calculation Components SSAP No. 101				
a.	Federal Income Taxes Paid In Prior Years Recoverable Through Loss Carrybacks.....	\$			
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.	Adjusted Gross Deferred Tax Assets to be Realized Following the Balance Sheet Date.....	\$			
2.	Adjusted Gross Deferred Tax Assets Allowed per Limitation Threshold.....	\$ X X X	X X X		X X X
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.....	\$			
d.	Deferred Tax Assets Admitted as the result of application of SSAP No. 101. Total (2(a) + 2(b) + 2(c)).....	\$			
2.		Change			
		(7)	(8)	(9)	
		(Col 1 - 4)	(Col 2- 5)	(Col 7 + 8)	
		Ordinary	Capital	Total	
	Admission Calculation Components SSAP No. 101				
a.	Federal Income Taxes Paid In Prior Years Recoverable Through Loss Carrybacks.....	\$			
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.	Adjusted Gross Deferred Tax Assets to be Realized Following the Balance Sheet Date.....	\$			
2.	Adjusted Gross Deferred Tax Assets Allowed per Limitation Threshold.....	\$ X X X	X X X		
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.....	\$			
d.	Deferred Tax Assets Admitted as the result of application of SSAP No. 101. Total (2(a) + 2(b) + 2(c)).....	\$			

NOTES TO FINANCIAL STATEMENTS

NOTES TO FINANCIAL STATEMENTS

3.		2014	2013
a.	Ratio Percentage Used to Determine Recover Period And Threshold Limitation Amount.		
b.	Amount Of Adjusted Capital And Surplus Used To Determine Recovery Period And Threshold Limitation In 2(b)2 Above.	\$	
4.	Impact of Tax Planning Strategies		
(a)	Determination of Adjusted Gross Deferred Tax Assets and Net Admitted Deferred Tax Assets, By Tax Character As A Percentage.		
1.	Adjusted Gross DTAs Amount From Note 9A1(c)	\$	
2.	Percentage of Adjusted Gross DTAs By Tax Character Attributable To The Impact of Tax Planning Strategies		
3.	Net Admitted Adjusted Gross DTAs Amount from Note 9A1(e)	\$	
4.	Percentage of Net Admitted Adjusted Gross DTAs by Tax Character Attributable To The Impact of Tax Planning Strategies		
c.	Does the Company's Tax-planning Strategies include the use of reinsurance?	NO	

* 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)	(2)	(3)
		3/31/2014	12/31/2013	(Col 1 - 2) Change
1.	Current Income Tax			
a.	Federal.....	\$ (3,620,018)		(3,620,018)
b.	Foreign.....	\$ 826,305	11,298,839	(10,472,534)
c.	Subtotal.....	\$ (2,793,713)	11,298,839	(14,092,552)
d.	Federal Income Tax on net capital gains.....	\$ 36,310	679,624	(643,314)
e.	Utilization of capital loss carry-forwards.....	\$		
f.	Other.....	\$	(5,000,157)	5,000,157
g.	Federal and foreign income taxes incurred.....	\$ (2,757,403)	6,978,306	(9,735,709)
2.	Deferred Tax Assets:			
a.	Ordinary			
(1)	Discounting of unpaid losses.....	\$ 723,856	849,775	(125,919)
(2)	Unearned premium reserve.....	\$ 13,141,721	21,080,461	(7,938,740)
(3)	Policyholder reserves.....	\$		
(4)	Investments.....	\$ 53,392		53,392
(5)	Deferred acquisition costs.....	\$		
(6)	Policyholder dividends accrual.....	\$		
(7)	Fixed assets.....	\$ 3,196,605	996,986	2,199,619
(8)	Compensation and benefits accrual.....	\$		
(9)	Pension accrual.....	\$		
(10)	Receivables - nonadmitted.....	\$ 4,127,693	3,637,137	490,556
(11)	Net operating loss carry-forward.....	\$		
(12)	Tax credit carry-forward.....	\$ 26,890,960	26,890,960	
(13)	Other (including items <5% of total ordinary tax assets).....	\$ 8,653,649	8,965,017	(311,368)
(99)	Subtotal.....	\$ 56,787,876	62,420,336	(5,632,460)
b.	Statutory valuation allowance adjustment.....	\$ 56,787,876	62,420,336	(5,632,460)
c.	Nonadmitted.....	\$		
d.	Admitted ordinary deferred tax assets (2a99 - 2b - 2c).....	\$		
e.	Capital:			
(1)	Investments.....	\$		
(2)	Net capital loss carry-forward.....	\$		
(3)	Real estate.....	\$		
(4)	Other (including items <5% of total capital tax assets).....	\$		
(99)	Subtotal.....	\$		
f.	Statutory valuation allowance adjustment.....	\$		
g.	Nonadmitted.....	\$		
h.	Admitted capital deferred tax assets (2e99 - 2f - 2g).....	\$		
i.	Admitted deferred tax assets (2d + 2h).....	\$		

NOTES TO FINANCIAL STATEMENTS

3.	Deferred Tax Liabilities:			
a.	Ordinary			
(1)	Investments.....	\$		
(2)	Fixed assets.....	\$		
(3)	Deferred and uncollected premium.....	\$		
(4)	Policyholder reserves.....	\$		
(5)	Other (including items <5% of total ordinary tax liabilities).....	\$	4,572,180	3,768,118
(99)	Subtotal.....	\$	4,572,180	804,062
b.	Capital:			
(1)	Investments.....	\$		
(2)	Real Estate.....	\$		
(3)	Other (including items <5% of total capital tax liabilities).....	\$	320,744	2,591,771
(99)	Subtotal.....	\$	320,744	(2,271,027)
c.	Deferred tax liabilities (3a99 + 3b99).....	\$	4,892,924	6,359,889
4.	Net deferred tax assets/liabilities (2i - 3c).....	\$	(4,892,924)	(1,466,965)

E. Carryforward, recoverable taxes and IRC section 6603 deposits;

As of March 31, 2014, there are no net operating loss, net capital loss or tax credit carryforwards available for tax purposes.

As of December 31, 2013, there are the following federal foreign tax credit carryforwards available for tax purposes:

<u>Origination Year</u>	<u>Expiration Year</u>	<u>Amount</u>
2007	2017	1,099,295
2009	2019	791,400
2010	2020	8,416,246
2011	2021	8,067,787
2012	2022	7,726,793
2013	2023	789,439
Total		<u>26,890,959</u>

There are no federal income taxes incurred that are available for recoupment in the event of future net operating losses.

The aggregate amount of deposits admitted under Section 6603 of the Internal Revenue Code are \$ 0.

F. Consolidated federal income tax return

The Company’s federal income tax return is consolidated with Stewart Information Services Corporation and subsidiaries. The method of allocation is detailed in the Eighth Restated Consolidated Federal Income Tax Return Sharing Agreement effective for the tax year 2011 and subsequent years. Such Agreement was filed with the Texas Department of Insurance.

SISCO’s (and therefore the Company’s) federal income tax returns open to examination are for calendar years 2008, 2010, 2011 and 2012. During January 2014, SISCO received notification from the Internal Revenue Service that its 2012 tax return is under examination.

10. Information Concerning Parent, Subsidiaries and Affiliates

- A. The Company has not paid a dividend to its parent during 2014 and 2013.
- As of March 31, 2014, our parent, Stewart Information Services Corporation, made a noncash capital Contribution to us in the amount of \$ 183,638.

B and C. –

NOTES TO FINANCIAL STATEMENTS

As of March 31, 2014, the Company made a capital contribution to Stewart Title Company in the Amount of \$ 34,647 (noncash).

D. Amounts due from and amounts payable to related parties at March 31, 2014 are \$ 4,982,728 and \$ 2,561,119, respectively.

E. None

F.

The Company has agreed to provide Stewart Information Services Corporation certain management and accounting services as described in the Cost Allocation Agreement with Stewart Information Services Corporation dated January 1, 1974, as amended by Amendment No. 1, dated January 1, 1980, Amendment No. 2, dated January 1, 1986, Amendment No. 3, dated January 1, 1991, Amendment No. 4, dated January 1, 1996, Amendment No. 5, dated January 1, 2001, Amendment No.6, dated June 6, 2005 (HCS # 34302) and Amendment No. 7, dated September 8, 2010 (HCS # 38937).

The Company has agreed to provide Stewart Title Company certain management and accounting services as described in the Cost Allocation Agreement with Stewart Title Company and subsidiaries dated October 29, 2013 (HCS #940066).

The Company has entered into a sublease agreement with Western American Title Services, LLC. Such agreement was filed with the Texas Insurance Department on November 8, 2011, under Holding Company Section #40132.

The Company has entered into a service agreement with Landata Systems, Inc. for certain computer and software services as described in the Service Agreement dated January 1, 2000 which replaced the original service agreement, dated February 16, 1978. Such Agreement was filed with the Texas Insurance Department on February 3, 2000, under Holding Company Section # 30240. The Service Agreement was further amended effective March 12, 2004, under HCS # 33340, and effective October 1, 2004, under HCS # 33907. On September 17, 2007 the Texas Department of Insurance approved the name change from Landata Systems, Inc. to PropertyInfo Corporation.

The Company has entered into a service agreement with Ultima Corporation for a certain computer and Software services as described in the Service Agreement dated April 16, 2004. Such agreement was filed with the Texas Insurance Department on April 19, 2004, under Holding Company Section # 33342. On September 17, 2007 the Texas Department of Insurance approved the name change from Ultima Corporation to PropertyInfo Corporation.

The Company has entered into a Secondment Agreement with Stewart International Spolka Z Orgraniconza dated June 30, 2004.. Such agreement was filed with the Texas Insurance Department on May 1, 1998, under Holding Company Section # 33570.

The Company has entered into a service agreement with Stewart Imaging Services covering issued title policies which require conversion from paper documents to compute image for storage and retrieval. Such agreement was filed with the Texas Insurance Department on May 1, 1998, under Holding Company Section # 28563, as amended by Amendment No. 2 under HCS # 32547, dated December 21, 2002, and Amendment No. 3, under HCS # 33616 dated July 24, 2004.

The Company has entered into a service agreement with First Data Systems, Inc. for a computer related services as described in the Service Agreement dated April 13, 2004. Such agreement was filed with the Texas Insurance Department on April 16, 2004, under Holding Company Section # 33343. On September 17, 2007 the Texas Department of Insurance approved the name change from First Data Systems, Inc. to PropertyInfo Corporation.

The Company has entered into a service agreement with Stewart Transactions Solutions, Inc. for a computer related services as described in the Service Agreement dated March 12, 2004. Such agreement was filed with the Texas Insurance Department on April 16, 2004, under Holding Company Section # 33341. On September 17, 2007 the Texas Department of Insurance approved the name change from Stewart Transaction Solutions, Inc. to PropertyInfo Corporation.

The Company has entered into a hosted service agreement with Stewart Transactions Solutions, Inc. for a hosted tech related services as described in the Service Agreement dated September 15, 2006. Such agreement was filed with the Texas Insurance Department on September 15, 2006, under Holding Company Section # 35343. On September 17, 2007 the Texas Department of Insurance approved the name change from Stewart Transactions Solutions, Inc. to PropertyInfo Corporation.

The Company has entered into a service agreement with REI Data, Inc. for a converting title policies from paper

NOTES TO FINANCIAL STATEMENTS

documents into computer image as described in the Service Agreement dated July 13, 2005. Such agreement was filed with the Texas Insurance Department on July 15, 2005, under Holding Company Section # 34337. On September 17, 2007 the Texas Department of Insurance approved the name change from REI Data, Inc. to PropertyInfo Corporation.

The Company has entered into a service agreement with REI Data, Inc. for a computer related services as described in the Service Agreement dated May 6, 2005. Such agreement was filed with the Texas Insurance Department on May 11, 2005, under Holding Company Section # 34216, as amended by Amendment No. 1 and 2, dated August 2, 2006 (HCS # 35205). On September 17, 2007 the Texas Department of Insurance approved the name change from REI Data, Inc. to PropertyInfo Corporation.

The Company has entered into a service agreement with REI Data, Inc. for a subscription service as described in the Service Agreement dated October 4, 2006. Such agreement was filed with the Texas Insurance Department on October 10, 2006, under Holding Company Section # 35368 as amended February 22, 2008 under Holding Company Section # 36551. On September 17, 2007 the Texas Department of Insurance approved the name change from REI Data, Inc. to PropertyInfo Corporation.

The Company has entered into a service agreement with REI Data, Inc. for a subscription service as described in the Service Agreement dated October 4, 2006. Such agreement was filed with the Texas Insurance Department on October 10, 2006, under Holding Company Section #35368 as amended February 22, 2008 under Holding Company Section #36551. On September 17, 2007 the Texas Department of Insurance approved the name change from REI Data, Inc. to PropertyInfo Corporation.

The Company has entered into a service agreement with Real Property Information for scanning and indexing services as described in the Service Agreement dated July 24, 2006. Such agreement was filed with the Texas Insurance Department on July 27, 2006, under Holding Company Section # 35152.

The Company has entered into an agreement with Stewart Title Limited, a United Kingdom insurance corporation, as described in the Net Worth Maintenance Agreement dated March 13, 2006. Such agreement was filed with the Texas Insurance Department on July 19, 2006, under Holding Company Section # 35118.

The Company has entered into a sublease agreement with Stewart Lender Services, Inc. Such agreement was filed with the Texas Insurance Department on April 4, 2007, under Holding Company Section # 35818, as amended by Amendment No. 1 dated July 9, 2009 under Holding Company Section # 37726.

The Company has entered into a shared service agreement with Stewart Lender Services, Inc. Such agreement was filed with the Texas Insurance Department on April 21, 2010, under Holding Company Section # 38524, dated January 28, 2010, as amended by Amendment No. 1 dated December 15, 2010 under Holding Company Section # 39311.

The Company has entered into a service agreement with Stewart Water Information, LLC. for title related services as described in the agreement dated August 31, 2007. Such agreement was filed with the Texas Insurance Department on September 17, 2007, under Holding Company Section # 36179.

The Company has entered into a cost allocation agreement with Electronic Closing Service, Inc. for vendor management services as described in the agreement dated August 7, 2007. Such agreement was filed with the Texas Insurance Department on August 14, 2007, under Holding Company Section # 36126.

The Company has entered into a title plant conveyance agreement and service agreement with PropertyInfo Corporation for computer related services and sale of copies of back title plants in Bexar County, Texas as described in the agreement dated February 12, 2008. Such agreement was filed with the Texas Insurance Department on February 28, 2008, under Holding Company Section # 36550.

The Company has entered into a service agreement with PropertyInfo Corporation for computer related services as described in the agreement dated August 27, 2007. Such agreement was filed with the Texas Insurance Department on September 1, 2007, under Holding Company Section # 36180.

The Company has entered into a transition agreement with PropertyInfo Corporation for title search services in Florida dated July 14, 2011. Such agreement was filed with the Texas Insurance Department on August 4, 2011, under Holding Company Section # 39880.

The Company has entered into a title plant agreement with PropertyInfo Corporation dated August 27, 2010. Such agreement was approved with the Texas Insurance Department on September 28, 2010, under Holding Company Section # 38962.

The Company has entered into a sublease agreement with The Guarantee Title Company, LLC. Such agreement was filed with the Texas Insurance Department on November 18, 2010, under Holding Company Section # 39234.

The Company has entered into a title plant posting agreement with PropertyInfo Corporation dated February 3, 2011. Such agreement was filed with the Texas Insurance Department on February 7, 2011, under Holding Company Section # 39430.

NOTES TO FINANCIAL STATEMENTS

The Company has entered into an account reconciliation services agreement with Stewart Financials Services dated June 20, 2011. Such agreement was filed with the Texas Insurance Department on August 4, 2011, under Holding Company Section # 39821.

The Company has entered into a cost allocation agreement with Stewart Title Insurance Company dated July 1, 2012. Such agreement was filed with the Texas Insurance Department on October 22, 2012, under Holding Company Section # 40916.

The Company has entered into a shared service agreement with Stewart Title Insurance Company and affiliates for title insurance and loan closing services dated March 12, 2013. Such agreement was filed with the Texas Insurance Department on April 3, 2013, under Holding Company Section # 939040.

- G. All outstanding shares of the Company are owned by Stewart Information Services Corporation, an insurance holding company, domiciled in the State of Delaware.
- H. The Company owns no shares of stock of its ultimate parent company.
- I. The Company owns a 100% interest in Stewart Title Company, a non-insurance company, whose carrying value exceeds 10% of the admitted assets of the Company. The Company carries Stewart Title Company at GAAP equity adjusted for the elimination of parent company stock. The statement value and GAAP equity value of Stewart Title Company as of 12/31/2013 and 12/31/2012 was \$ 387,240,179 and \$ 394,975,179.
- J. The Company did not recognize any impairment write down for its investments in Subsidiary, Controlled or Affiliated Companies during the statement period.
- K. and L. – Not applicable

11. **Debt** – None

12. **Retirement Plans, Deferred Compensation, Postemployment 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 are eligible to participate upon their date of hire.

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 Plan also offers a Roth 401(k) feature where the participant can choose to make after-tax contributions.

At March 31, 2014 plan assets totaled \$ 281,420,638 including vested benefits of \$ 279,826,854.

- C. None
- D. None
- E. None
- F. None

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

- 1. The Company has 2,000 shares of common stock authorized, issued and outstanding. The par value per share is \$3,500.

The Company has 750,000 shares of Class B common stock authorized, issued and outstanding. The par value per is \$2.

- 2. The Company has no preferred stock.
- 3. The Company cannot pay a dividend without the approval of the Texas Insurance Commissioner. The maximum dividend to the Company's parent that can be paid after such approval in 2014 is \$94.7 million. The Company did not declare a dividend in 2013 or 2012.

NOTES TO FINANCIAL STATEMENTS

4. Dividends paid - None
- 5.-9. Not applicable
10. The portion of unassigned funds (surplus) represented or reduced by cumulative unrealized gains and losses is \$180,172,259.
- 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 from lawsuits-

The Company paid the following amounts in the reporting period to settle claims related extra contractual obligations or bad faith claims stemming from law suits.				
				Direct
Claims related ECO and bad faith losses paid during the reporting period				\$0
Number of claims where amounts were paid to settle claims related extra contractual obligations or bad faith claims resulting from law suits during the reporting period.				
(a)	(b)	(c)	(d)	(e)
0-25 Claims	26-50 claims	51-100 Claims	101-500 Claims	More than 500 Claims
X				
The claim count information is on a per claim basis.				
The above amounts were accumulated by reviewing all settled claims with loss and loss adjustment expenses totaling more than \$400,000				
e. All other Contingencies- None				

Regulatory and legal developments

In January 2009, an action was filed by individuals against Stewart Title Guaranty Company (“The Company”), Stewart Title of California, Inc., Cuesta Title Company and others in the Superior Court of California for the County of San Luis Obispo alleging that the plaintiffs had suffered damages relating to loans they made through Hurst Financial Corporation to an individual named Kelly Gearhart and entities controlled by Gearhart. Thereafter, several other lawsuits making similar allegations, including a lawsuit filed by several hundred individuals, were filed in San Luis Obispo Superior Court, and one such lawsuit was removed to the United States District Court for the Central District of California. The defendants vary from case to case, but Stewart Information Services Corporation, Stewart Title Company and Stewart Title Insurance Company were also each sued in at least one of the cases. Following several years of discovery and other pretrial proceedings, the Court conducted a bellwether jury trial of the claims of eight of the plaintiffs, four selected by plaintiffs and four selected by defendants, starting on August 5, 2013. The eight plaintiffs in the bellwether jury trial each asserted claims against Cuesta Title Company, Stewart Title of California, and Stewart Title Guaranty Company. One plaintiff in the bellwether jury trial also asserted claims against Stewart Title Company; the Court granted Stewart Title Company’s motion for directed verdict after the close of plaintiffs’ case. On October 8, 2013, the jury returned a verdict in favor of Cuesta Title Company, Stewart Title of California, and Stewart Title Guaranty Company on every one of every plaintiff’s claims against them. On January 30, 2014, the Court denied plaintiffs’ motion for new trial. On February 28, 2014, plaintiffs filed their notices of appeal from the verdict in the bellwether jury trial. Though no order has yet been entered, at a case management conference held on April 3, 2014, the Court informed the parties that, if no settlement is reached, it will hold additional trials starting in July 2014, October 2014, and January 2015 of the claims of three additional groups of plaintiffs (with approximately ten plaintiffs in each group). All of the plaintiffs in the July 2014 trial will be chosen by the plaintiffs. The parties attended a scheduled mediation on February 19, 2014, to see whether, in light of the outcome of the bellwether jury trial, the parties could reach a settlement. While no resolution was reached during the mediation settlement, discussions are continuing with the help of the mediator and a mediation judge specially appointed, with the consent of the parties, by the Court. Although the Company cannot predict the ultimate outcome of these actions, it will vigorously defend itself and does not believe that the ultimate outcome will materially affect its financial condition.

In April 2008, Credit Suisse AG, Cayman Islands Branch (Credit Suisse) asserted a claim under a Stewart Title Guaranty Company policy of title insurance dated on or about May 19, 2006 based upon the alleged priority of

NOTES TO FINANCIAL STATEMENTS

mechanic’s and materialmen’s liens on a resort development in the State of Idaho known as Tamarack. The Company ultimately undertook the defense of the claim under a reservation of rights. For reasons set forth in Stewart’s complaint, on or about May 18, 2011, The Company withdrew its defense of Credit Suisse and filed a declaratory judgment action in the United States District Court for the District of Idaho captioned Stewart Title Guaranty Company v. Credit Suisse AG, Cayman Islands Branch seeking a declaratory judgment and other relief. In the lawsuit the Company sought, among other things, a determination that it had no duty to indemnify Credit Suisse and sought to have certain provisions of the title insurance policy rescinded. Credit Suisse counterclaimed for, among other things, bad faith failure to pay the claim.

On August 29, 2013, the United States District Court for the District of Idaho rendered an opinion on Credit Suisse’s Motion for Partial Summary Judgment. In its opinion the Court, among other things more fully set forth in said opinion, granted Credit Suisse’s motion negating certain policy defenses to coverage asserted by the Company. The Court also granted Credit Suisse’s Motion to Amend and permitted the assertion of punitive damages against the Company.

The Company’s Motion to Reconsider the Court’s August 29, 2013 ruling continues to be pending. The Company has also filed a Motion for Summary Judgment based on Credit Suisse’s lack of standing to pursue its counter claims, and other grounds. Although the Company cannot predict the outcome of this matter, it is vigorously prosecuting this litigation and does not believe that the ultimate outcome will have a material adverse impact on its financial condition or results of operations.

The Company is subject to other claims and lawsuits arising in the ordinary course of its business, most of which involve disputed policy claims. In some of these lawsuits, the plaintiff seeks exemplary or treble damages in excess of policy limits. The Company does not expect that any of these proceedings will have a material adverse effect on its consolidated financial condition or results of operations. Along with the other major title insurance companies, the Company is party to a number of class action lawsuits concerning the title insurance industry. The Company believes that it has adequate reserves for the various litigation matters and contingencies discussed above and that the likely resolution of these matters will not materially affect its financial condition or results of operations.

The Company is subject to administrative actions and litigation relating to the basis on which premium taxes are paid in certain states. Additionally, the Company has received various other inquiries from governmental regulators concerning practices in the insurance industry. Many of these practices do not concern title insurance. The Company believes that it has adequately reserved for these matters and does not anticipate that the outcome of these inquiries will materially affect its financial condition or results of operations.

The Company is subject to various other administrative actions and inquiries into its business conduct in certain of the states in which it operates. While the Company cannot predict the outcome of the various regulatory and administrative matters, it believes that it has adequately reserved for these matters and does not anticipate that the outcome of any of these matters will materially affect its financial condition or results of operations.

15. Leases

The Company’s expense for leased offices was \$ 7,869,830 in 2013 and \$9,699,955 in 2012. These are noncancelable, operating leases expiring over the next nine years. The future minimum lease payments are summarized as follows (stated in thousands of dollars).

2015	8,000
2016	5,630
2017	1,386
2018	890
2019 and thereafter	1,312
Total	<u>17,218</u>

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 & H Plans and the Uninsured Portion of Partially Insured Plans – Not Applicable

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

NOTES TO FINANCIAL STATEMENTS

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
- 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.
(1) Fair Value Measurements at Reporting Date

(1) Description	(2) (Level 1)	(3) (Level 2)	(4) (Level 3)	(5) Total
a. Assets at fair value				
Common Stock-unaffiliated	21,300,316	-	-	21,300,316
Industrial and Misc				
Total assets at fair value	21,300,316			21,300,316
b. Liabilities at fair value				
None	-	-	-	-
Total Liabilities at fair value	-	-	-	-

2 - 5. Not applicable

C.

Type of Financial Instrument	Aggregate Fair Value	Admitted Assets	(Level 1)	(Level 2)	(Level 3)	Not Practicable (Carrying Value)
Common Stock						
Industrial and Misc.	21,300,316	21,300,316	21,300,316			
Bonds:						
U.S. Governments	14,549,865	13,821,273	14,549,865			
Canadian Securities	131,468,683	131,114,323		131,468,683		
Municipals	36,889,989	37,136,916		36,889,989		
Corporate and Utilities	228,540,842	221,132,471		228,540,842		
Total Bonds	411,449,379	403,204,983	14,549,865	396,899,514		
Real Estate						
Mortgage Loans	1,723,488	4,219			1,723,488	
	606,160	576,492			606,160	
Total	\$ 435,079,343	425,086,010	35,850,181	396,899,514	2,329,648	-

21. Other Items

- A. Extraordinary Items - None
- B. Troubled Debt Restructuring – None
- C. The Company holds \$389,929,179 at March 31, 2014 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 regards policyholders.
- Assets in the amount of \$ 146,745,611 and \$ 150,703,288 at March 31, 2014 and December 31, 2013, respectively, were on deposit with government authorities or trustees as required by law.
- D. – E None or Not Applicable
- F. State Transferable and Non-Transferable Tax Credits- immaterial for disclosure
- G. – Subprime Mortgage Related Risk Exposure
- We have reviewed our investment portfolio as of March 31, 2014 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- Not applicable

NOTES TO FINANCIAL STATEMENTS

24. **Retrospectively Rated Contracts**- Not Applicable

25. **Changes in Incurred Losses and Loss Adjustment Expenses**

Known claims reserve was \$96.1 million and \$100.3 million at March 31, 2014 and 2013, respectively. As of March 31, 2014, \$25.5 million has been paid for losses and loss adjustment expenses attributable to prior policy years, compared to \$25.7 million at March 31, 2013. Incurred losses on prior policy years were \$10.9 million in 2014, as compared to \$10.6 million in 2013. Incurred losses on prior policy years are the result of prior policy years claims that were reported in the current year, as well as increases and decreases made to original estimates that result from additional information as it becomes known regarding the individual claims.

Incurred and paid losses stabilized in 2014 after decreases in 2013 and 2012 which followed several years of increases resulting from the real estate market/financial crisis. Typically, a higher frequency of losses, including agency defalcations, is experienced soon after policy issuance in real estate markets where transaction volumes and prices are decreasing.

26. **Intercompany Pooling Arrangements** – Not Applicable

27. **Structured Settlements** – None

28. **Supplemental Reserve** – The Company is not required to carry a 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 ☒

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 ☒

2.2 If yes, date of change:

3.1 Is the reporting entity a member of an Insurance Holding Company System consisting of two or more affiliated persons, one or more of which is an insurer?

Yes ☒ No ☐

If yes, complete Schedule Y, Parts 1, and 1A.

3.2 Have there been any substantial changes in the organizational chart since the prior quarter end?

Yes ☐ No ☒

3.3 If the response to 3.2 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 ☒

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 ☒

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.

12/31/2010

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.

12/31/2010

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).

04/23/2012

6.4 By what department or departments?

Texas and Delaware

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 ☒

6.6 Have all of the recommendations within the latest financial examination report been complied with?

Yes ☒ 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 ☒

GENERAL INTERROGATORIES

7.2 If yes, give full information

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

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: \$ _____

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]

GENERAL INTERROGATORIES

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

.....

.....

.....

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	\$ 461,328,823	\$ 463,590,996
14.24 Short-Term Investments	\$ _____	\$ _____
14.25 Mortgage Loans on Real Estate	\$ _____	\$ _____
14.26 All Other	\$ _____	\$ _____
14.27 Total Investment in Parent, Subsidiaries and Affiliates (Subtotal Lines 14.21 to 14.26)	\$ 461,328,823	\$ 463,590,996
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? Yes ☐ No ☐
If no, attach a description with this statement.

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	2
Name of Custodian(s)	Custodian Address
Compass Bank	P.O. Box 4886, Houston, TX 77210-4886
Bank of Nova Scotia	130 King Street West, 20th Floor, Toronto, CN

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	2	3
Name(s)	Location(s)	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
106975	Vaughan, Nelson, Scarborough	600 Travis, Suite 6300, Houston, TX 77002

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?
If yes, attach an explanation.

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

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?
If yes, attach an explanation.

Yes [] No [X]

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

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	\$	403,204,984
5.12 Short-term investments	\$	
5.13 Mortgages	\$	
5.14 Cash	\$	5,171,973
5.15 Other admissable invested assets	\$	
5.16 Total	\$	408,376,957

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:	\$	389,929,179
These funds consist of:		
5.22 In cash on deposit	\$	389,929,179
5.23 Other forms of security	\$	

SCHEDULE F - CEDED REINSURANCE

Showing All New Reinsurers - Current Year to Date

[illegible]

SCHEDULE T - EXHIBIT OF PREMIUMS WRITTEN
Current Year To Date - By States and Territories

		1	Direct Premiums Written		Direct Losses Paid (Deducting Salvage)		Direct Known Claim Reserve	
			2	3	4	5	6	7
States, Etc.		Active Status	Current Year to Date	Prior Year to Date	Current Year to Date	Prior Year to Date	Current Year to Date	Prior Year to Date
1. Alabama	AL	L	2,732,967	2,576,057	44,375	112,961	938,569	584,800
2. Alaska	AK	L	2,149,963	2,867,179		141,610	44,231	118,666
3. Arizona	AZ	L	4,461,534	5,987,250	43,539	96,474	184,805	72,466
4. Arkansas	AR	L	2,677,917	2,687,995	72,353	239,240	643,854	1,000,999
5. California	CA	L	18,506,552	24,586,015	1,868,635	7,800,594	8,125,472	11,785,899
6. Colorado	CO	L	8,107,347	8,626,017	7,883,085	615,821	1,133,338	4,548,282
7. Connecticut	CT	L	2,722,212	2,608,146	63,579	168,430	652,498	338,980
8. Delaware	DE	L	1,843,577	1,229,730	(37,639)	30,985	133,190	802,023
9. District of Columbia	DC	L	885,353	910,812	444,185	(55,187)	468,391	256,145
10. Florida	FL	L	12,173,431	10,905,675	4,614,107	1,910,256	9,816,750	13,074,097
11. Georgia	GA	L	4,638,608	5,297,290	(929,323)	403,608	1,803,745	2,497,192
12. Hawaii	HI	L	744,067	1,151,004	1,427	39,058	199,965	184,682
13. Idaho	ID	L	1,166,787	2,193,270	331,891	1,177,363	15,377,755	339,913
14. Illinois	IL	L	4,140,964	6,120,715	905,268	2,454,146	5,578,296	11,061,959
15. Indiana	IN	L	2,629,916	2,841,700	1,778	349,829	1,097,139	1,405,750
16. Iowa	IA	N	337,768	281,267	(5,656)	(18,235)	4,221	9,201
17. Kansas	KS	L	936,486	921,536	(7,784)	10,603	427,765	79,374
18. Kentucky	KY	L	1,466,149	1,551,012	73,563	126,263	394,465	554,243
19. Louisiana	LA	L	3,351,878	4,063,212	297,675	575,350	995,763	1,527,419
20. Maine	ME	L	711,855	775,164	17,903	(156,308)	195,460	99,963
21. Maryland	MD	L	5,959,688	5,081,043	30,945	138,334	1,226,555	1,245,977
22. Massachusetts	MA	L	7,023,955	5,626,563	303,538	84,242	2,392,612	1,914,841
23. Michigan	MI	L	5,698,322	5,884,295	(203,133)	(133,894)	1,703,064	1,777,913
24. Minnesota	MN	L	4,670,301	4,570,558	229,281	(1,765,694)	1,331,689	3,079,780
25. Mississippi	MS	L	879,035	657,625	485,854	285,899	672,021	1,098,616
26. Missouri	MO	L	682,536	702,545	40,170	136,368	939,311	724,423
27. Montana	MT	L	1,206,818	1,848,576	5,785	21,912	403,669	200,974
28. Nebraska	NE	L	948,567	1,666,354	69,290	57,263	20,913	66,048
29. Nevada	NV	L	2,516,270	2,939,710	28,858	(54,998)	163,665	286,613
30. New Hampshire	NH	L	1,012,641	1,288,965	62,952	22,301	246,228	436,890
31. New Jersey	NJ	L	10,288,671	10,244,169	443,041	164,352	2,199,216	1,371,105
32. New Mexico	NM	L	2,680,253	2,408,639	59,590	171,003	158,222	226,798
33. New York	NY	Q						
34. North Carolina	NC	L	1,700,315	1,703,866	233,836	303,147	643,739	940,061
35. North Dakota	ND	L	1,122,140	1,107,892				
36. Ohio	OH	L	8,348,286	7,782,231	356,159	2,018,229	2,010,241	1,831,481
37. Oklahoma	OK	L	1,726,742	1,956,733	57,889	16,349	232,246	175,887
38. Oregon	OR	L	2,445,173	3,218,017	194,022	33,889	170,943	152,745
39. Pennsylvania	PA	L	8,005,104	10,758,910	(275,063)	334,062	2,478,985	4,038,253
40. Rhode Island	RI	L	437,725	586,559	47,247	177,463	642,501	597,506
41. South Carolina	SC	L	3,536,084	4,162,926	69,019	160,133	1,218,617	895,054
42. South Dakota	SD	L	1,008,577	798,024	150,250	4,130	11,750	870
43. Tennessee	TN	L	4,329,948	4,837,736	(1,493)	373,652	647,431	598,821
44. Texas	TX	L	65,931,431	60,925,130	864,327	1,351,215	4,109,549	3,117,616
45. Utah	UT	L	6,637,351	7,235,611	282,069	304,783	489,618	1,255,907
46. Vermont	VT	L	248,905	389,956	1,862	(7,287)	19,781	46,428
47. Virginia	VA	L	10,740,087	12,043,137	316,207	185,345	1,190,786	1,718,178
48. Washington	WA	L	7,314,326	8,388,640	608,402	110,316	1,154,673	991,390
49. West Virginia	WV	L	182,216	536,826	(19,646)	(9,443)	27,983	24,407
50. Wisconsin	WI	L	3,846,669	5,092,670	84,659	38,080	245,064	140,410
51. Wyoming	WY	L	840,057	712,708	(7,937)	(4,650)	51,170	58,092
52. American Samoa	AS	N						
53. Guam	GU	L	640,067	773,131	365		7,583	500
54. Puerto Rico	PR	L	650,582	1,196,733	131,742	36,699	1,861,405	2,847,241
55. U.S. Virgin Islands	VI	L	32,159	81,667	4,803	27,037	48,242	40,234
56. Northern Mariana Islands	MP	L	15,954	31,333	2,301		22,699	
57. Canada	CAN	L	14,452,903	15,757,327	5,459,548	4,971,842	8,033,365	6,825,464
58. Aggregate Other Alien	OT	X X X	598,319	82,107		(129,526)	11,154,517	11,250,351
59. Totals		(a) 53	264,743,508	281,259,958	25,799,700	25,445,414	96,145,725	100,318,927

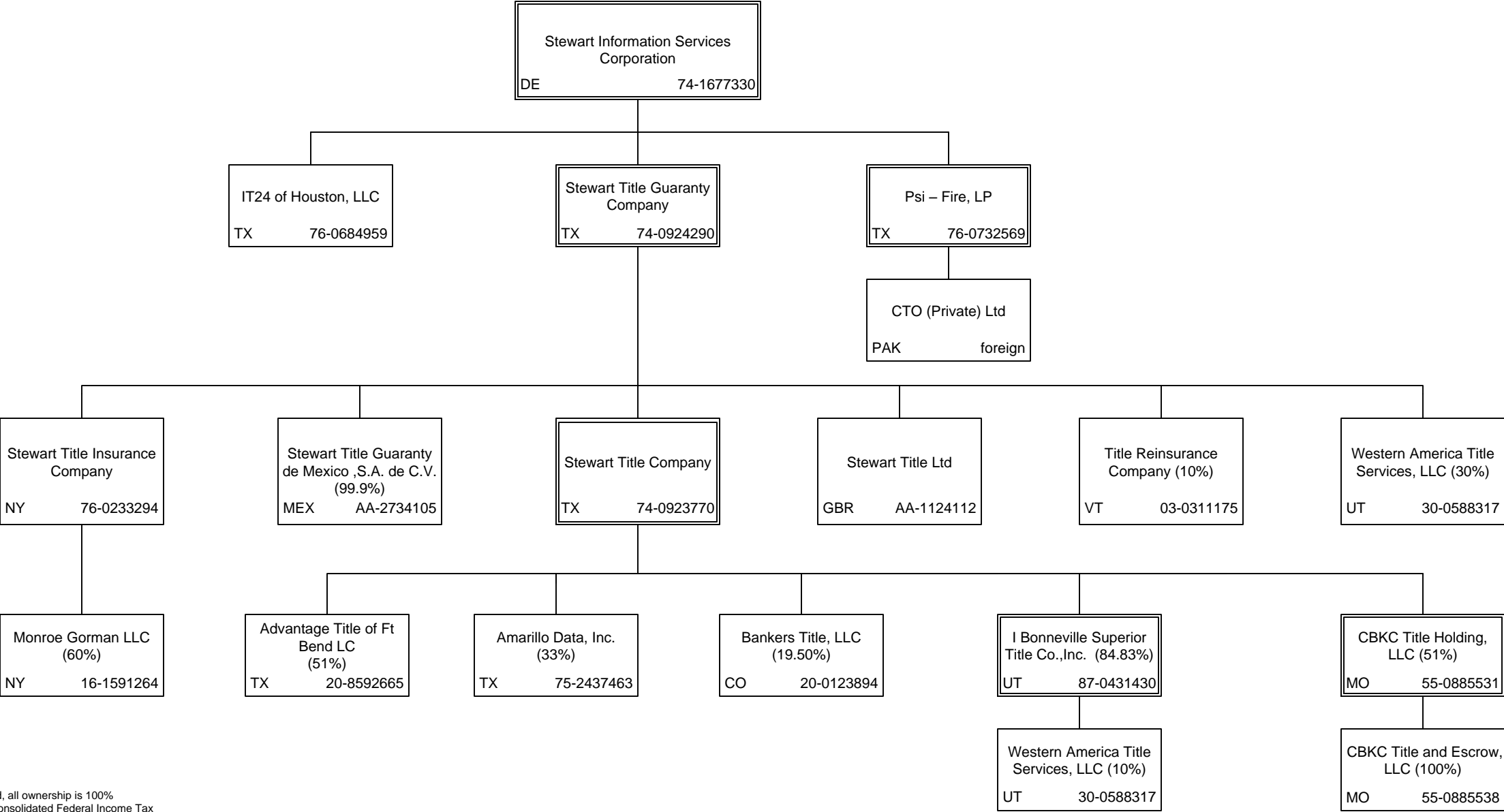
DETAILS OF WRITE-INS							
58001. Eastern Carribean	X X X		579,900	44,000			
58002. Bahamas	X X X		18,419	38,107			
58003. Mexico	X X X					69,757	7,083
58998. Summary of remaining write-ins for Line 58 from overflow page	X X X					(199,283)	11,147,434
58999. Totals (Lines 58001 through 58003 plus 58998) (Line 58 above)	X X X		598,319	82,107		(129,526)	11,154,517

(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

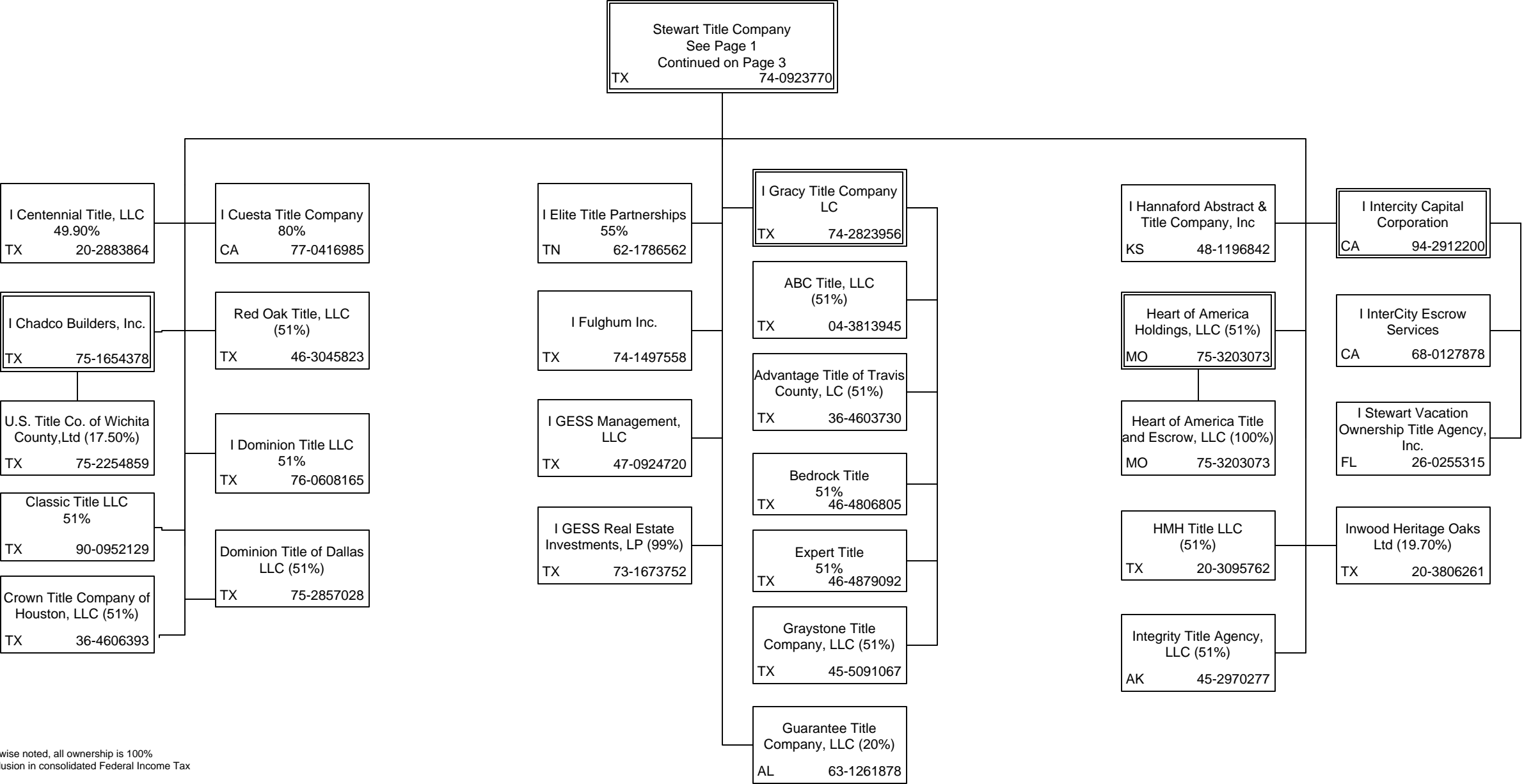


Unless otherwise noted, all ownership is 100%
I Denotes inclusion in consolidated Federal Income Tax

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

PART 1 - ORGANIZATIONAL CHART

11.1

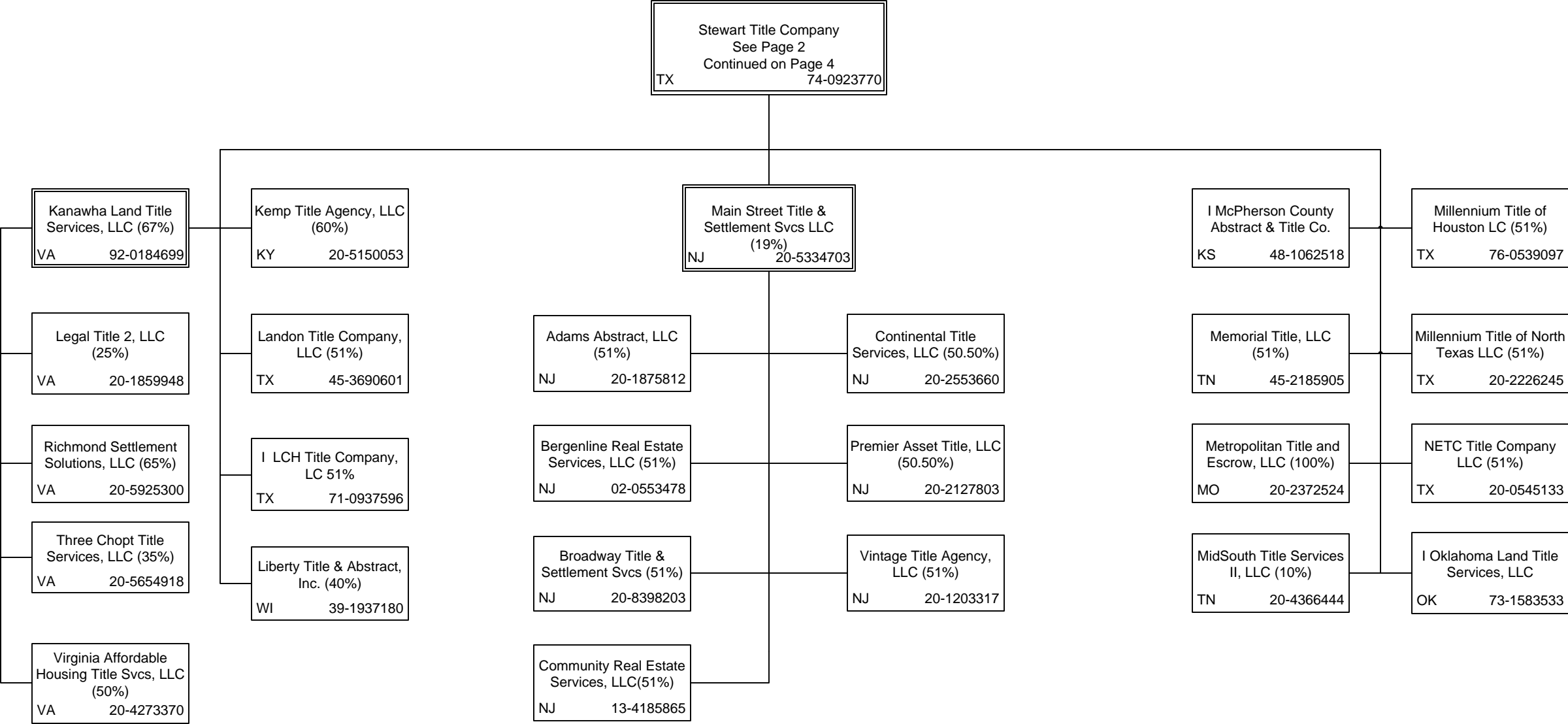


Unless otherwise noted, all ownership is 100%
I Denotes inclusion in consolidated Federal Income Tax

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

PART 1 - ORGANIZATIONAL CHART

11.2

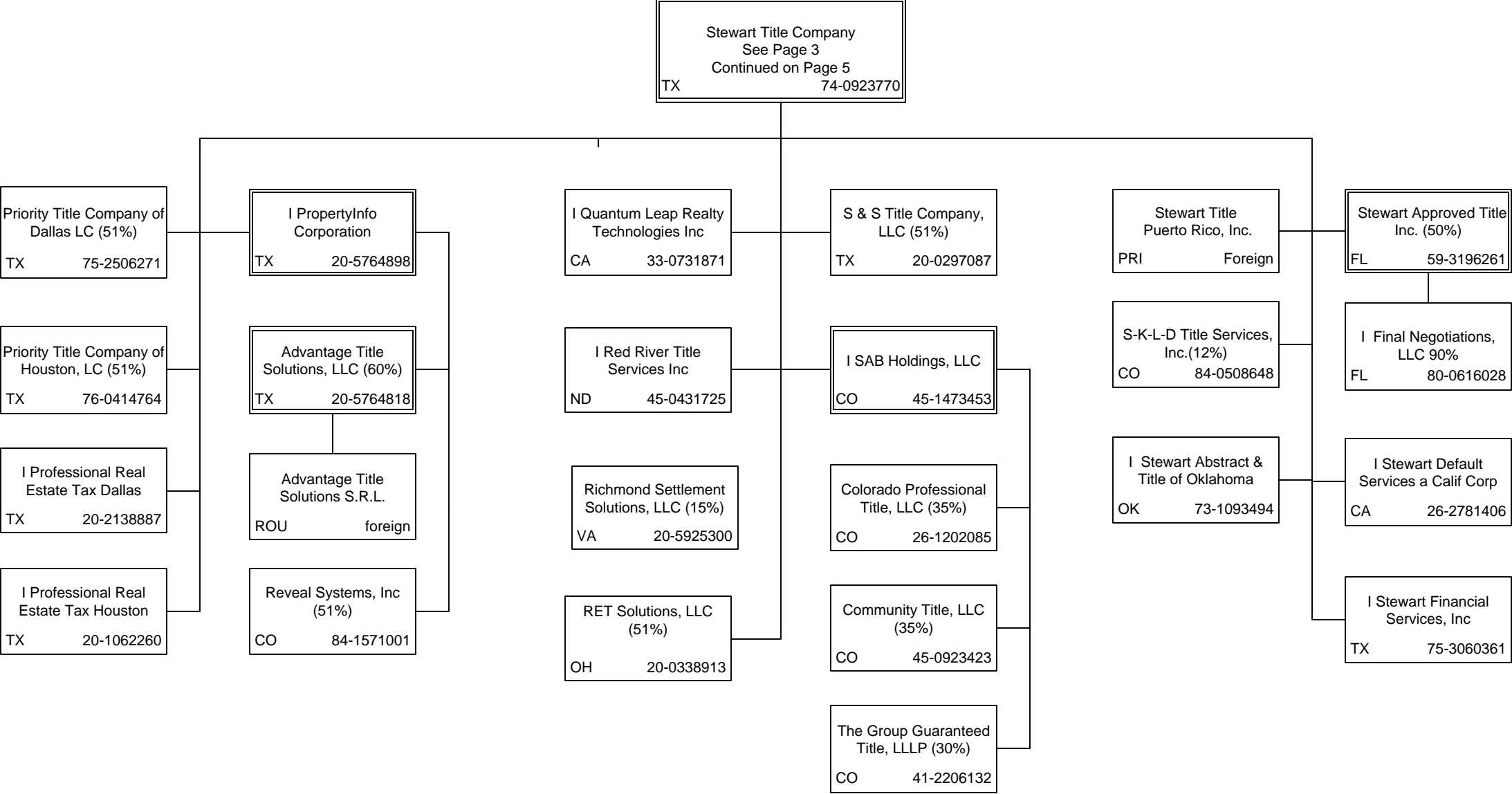


Unless otherwise noted, all ownership is 100%
I Denotes inclusion in consolidated Federal Income Tax

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

PART 1 - ORGANIZATIONAL CHART

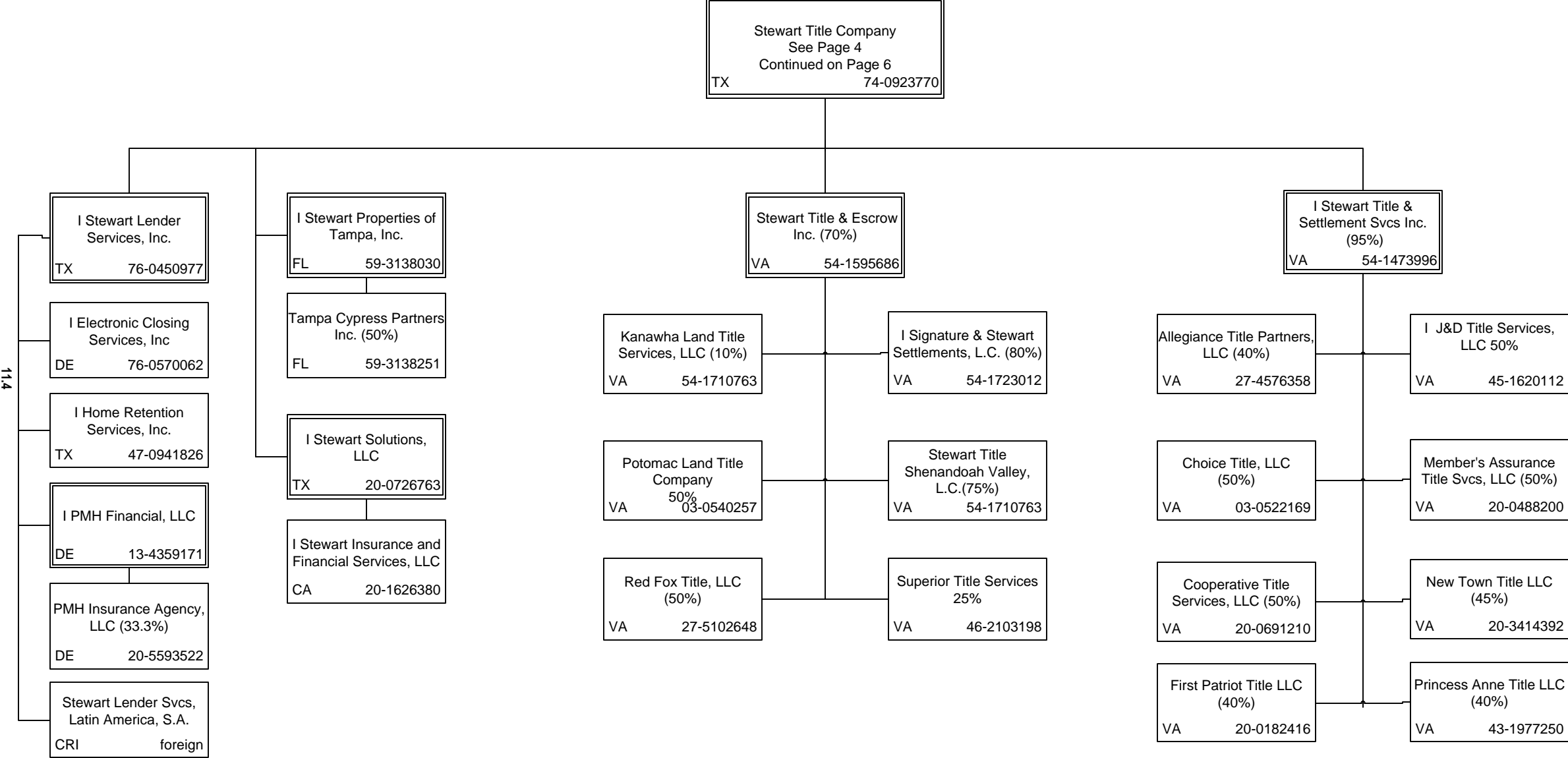
113



Unless otherwise noted, all ownership is 100%
I Denotes inclusion in consolidated Federal Income Tax

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

PART 1 - ORGANIZATIONAL CHART

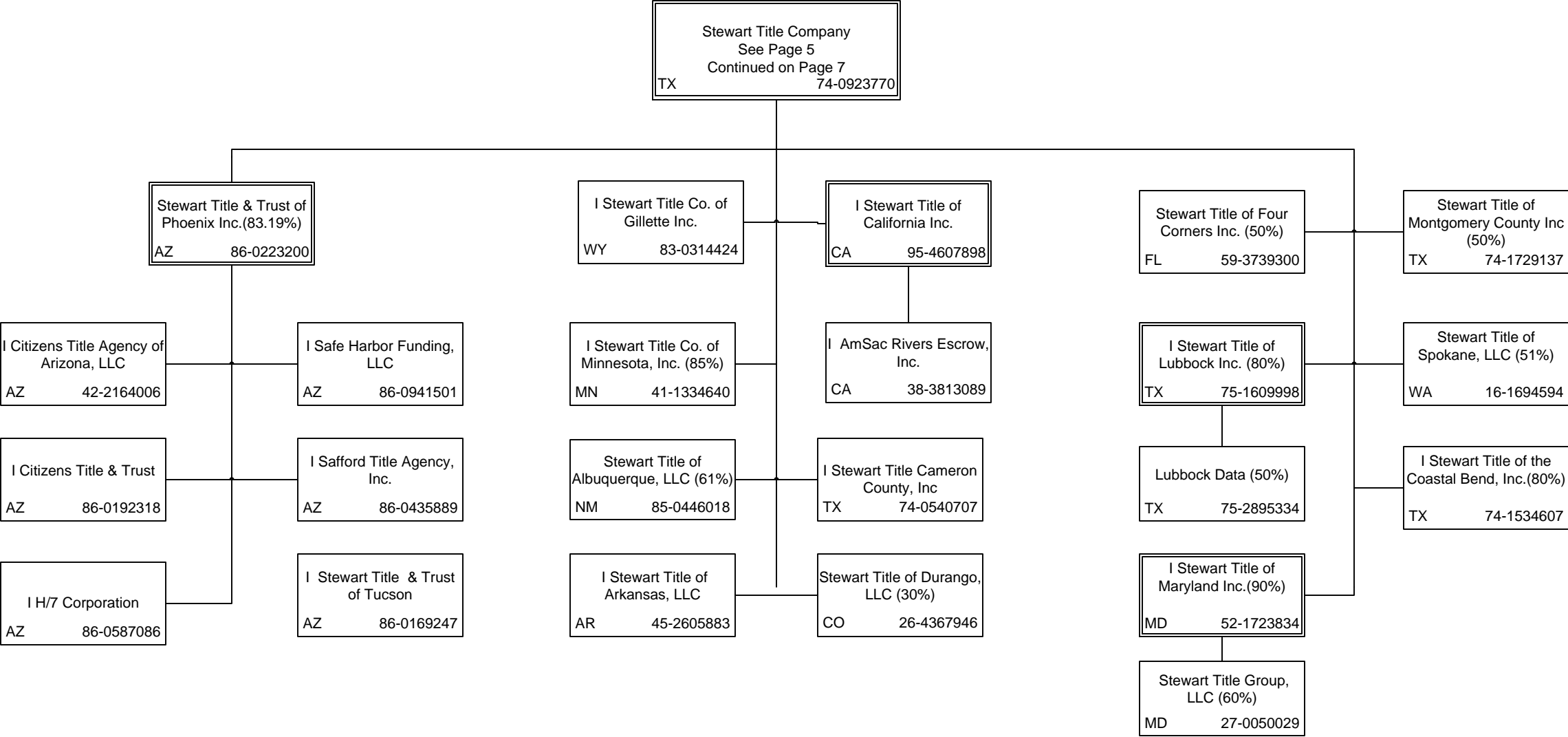


Unless otherwise noted, all ownership is 100%
I Denotes inclusion in consolidated Federal Income Tax

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

PART 1 - ORGANIZATIONAL CHART

11.5

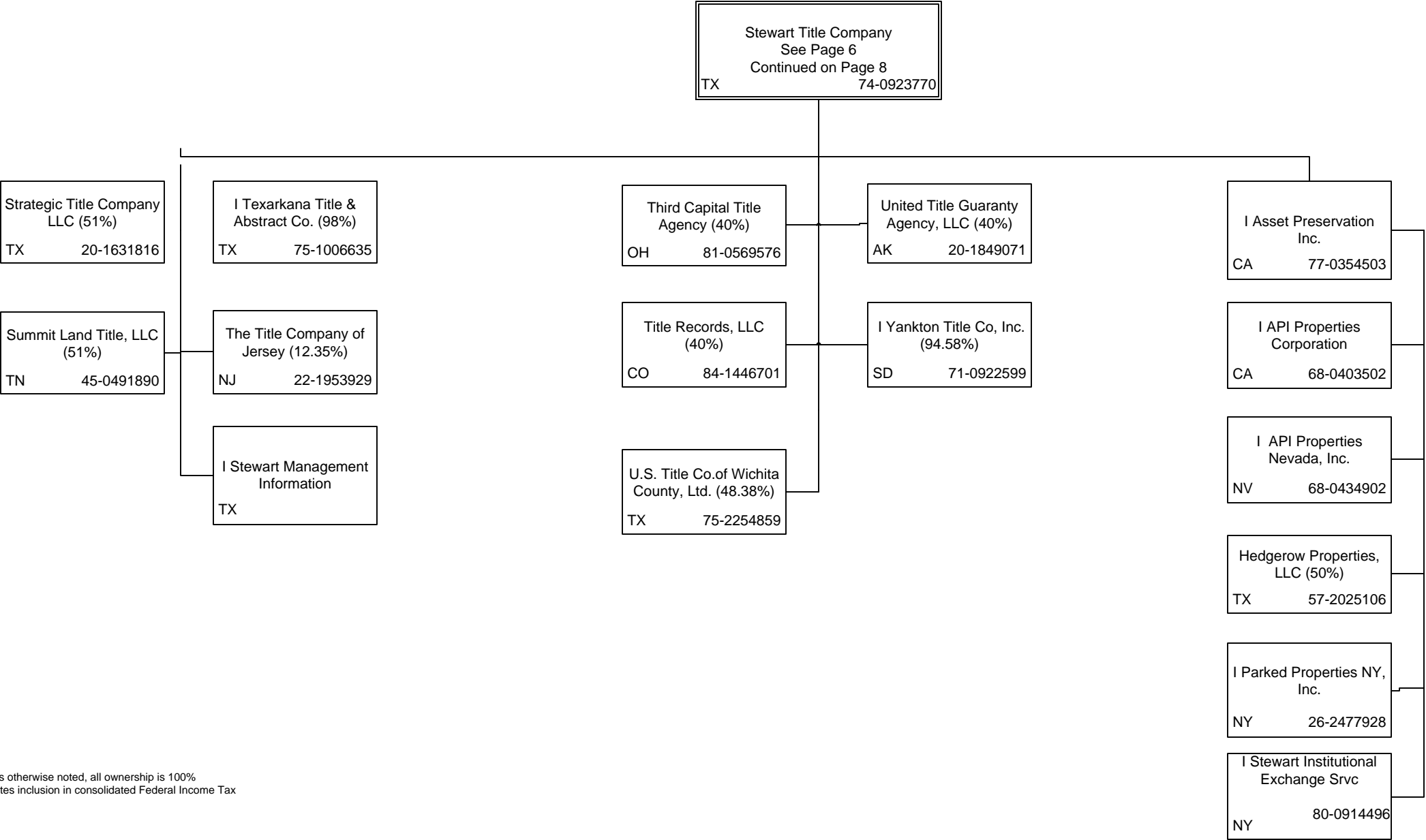


Unless otherwise noted, all ownership is 100%
I Denotes inclusion in consolidated Federal Income Tax

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

PART 1 - ORGANIZATIONAL CHART

11.6

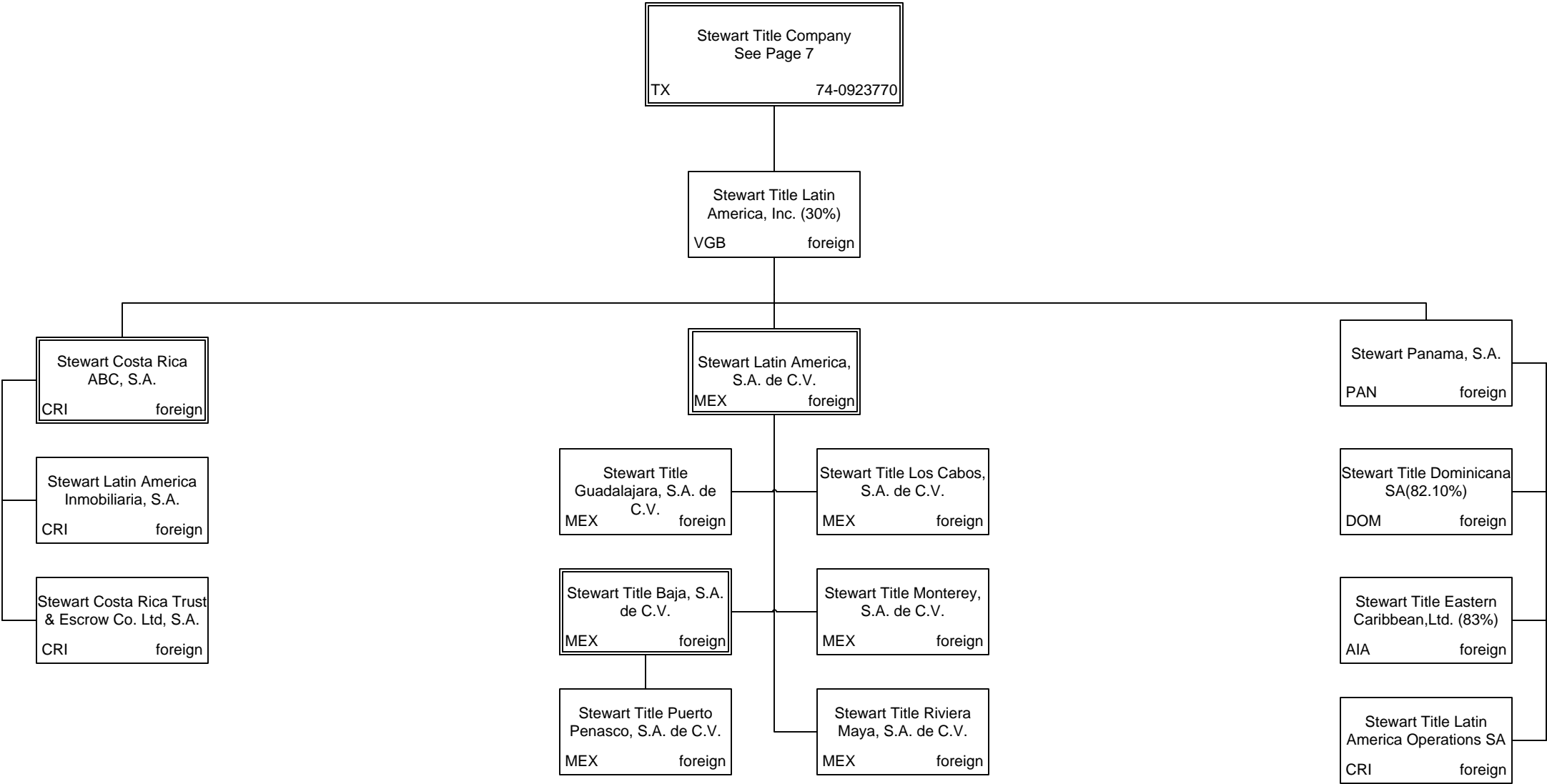


Unless otherwise noted, all ownership is 100%
I Denotes inclusion in consolidated Federal Income Tax

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%
I Denotes inclusion in consolidated Federal Income Tax

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	Stewart Information Services Corporati	
		00000	76-0732569				Psi - Fire, LP	TX	NIA	Stewart Information Services Corporation	Ownership	99.0	Stewart Information Services Corporati	
		00000					CTO 24/7, (Private) Ltd.	PAK	NIA	Psi - Fire, LP	Ownership	100.0	Stewart Information Services Corporati	
0340	Stewart	50121	74-0924290			Stewart Title Guaranty Company	TX	IA	Stewart Information Services Corporation	Ownership	100.0	Stewart Information Services Corporati		
0340	Stewart	51420	76-0233294				Stewart Title Insurance Company	NY	IA	Stewart Title Guaranty Company	Ownership	100.0	Stewart Information Services Corporati	
		00000	16-1591264		Monroe Gorman LLC	NY	NIA	Stewart Title Insurance Company	Ownership	60.0	Stewart Information Services Corporati			
		00000	AA-2734105		Stewart Title Guaranty de Mexico ,S.A. de C.V.	MEX	IA	Stewart Title Guaranty Company	Ownership	99.9	Stewart Information Services Corporati			
		00000	AA-1124112		Stewart Title Ltd	GBR	IA	Stewart Title Guaranty Company	Ownership	100.0	Stewart Information Services Corporati			
0340	Stewart	32336	03-0311175				Title Reinsurance Company	VT	IA	Stewart Title Guaranty Company	Ownership	10.0	Stewart Information Services Corporati	
		00000	30-0588317		Western America Title Services, LLC	UT	NIA	Stewart Title Guaranty Company	Ownership	30.0	Stewart Information Services Corporati			
		00000	74-0923770		Stewart Title Company	TX	NIA	Stewart Title Guaranty Company	Ownership	100.0	Stewart Information Services Corporati			
		00000	20-8592665		Advantage Title of Fort Bend, LC	TX	NIA	Stewart Title Company	Ownership	51.0	Stewart Information Services Corporati			
		00000	75-2437463				Amarillo Data, Inc.	TX	NIA	Stewart Title Company	Ownership	33.0	Stewart Information Services Corporati	
		00000	20-0123894				Bankers Title, LLC	CO	NIA	Stewart Title Company	Ownership	19.5	Stewart Information Services Corporati	
		00000	87-0431430				Bonneville Superior Title Company Inc.	UT	NIA	Stewart Title Company	Ownership	84.8	Stewart Information Services Corporati	
		00000	30-0588317				Western America Title Services, LLC	UT	NIA	Bonneville Superior Title Company Inc.	Ownership	10.0	Stewart Information Services Corporati	
		00000	55-0885531				CBKC Title Holding, LLC	MO	NIA	Stewart Title Company	Ownership	51.0	Stewart Information Services Corporati	
		00000	55-0885538				CBKC Title and Escrow, LLC	MO	NIA	CBKC Title Holding, LLC	Ownership	100.0	Stewart Information Services Corporati	
		00000	20-2883864				Centennial Title, LLC	TX	NIA	Stewart Title Company	Ownership	49.9	Stewart Information Services Corporati	
		00000	75-1654378				Chadco Builders, Inc.	TX	NIA	Stewart Title Company	Ownership	100.0	Stewart Information Services Corporati	
		00000	75-2254859				U.S. Title Company of Wichita County,Ltd	TX	NIA	Chadco Builders, Inc.	Ownership	17.5	Stewart Information Services Corporati	
		00000	90-0952129				Classic Title, LLC	TX	NIA	Stewart Title Company	Ownership	51.0	Stewart Information Services Corporati	
		00000	36-4606393				Crown Title Company of Houston, LLC	TX	NIA	Stewart Title Company	Ownership	51.0	Stewart Information Services Corporati	
		00000	77-0416985				Cuesta Title Company	CA	NIA	Stewart Title Company	Ownership	80.0	Stewart Information Services Corporati	
		00000	76-0608165				Dominion Title LLC	TX	NIA	Stewart Title Company	Ownership	51.0	Stewart Information Services Corporati	
		00000	75-2857028				Dominion Title of Dallas LLC	TX	NIA	Stewart Title Company	Ownership	51.0	Stewart Information Services Corporati	
		00000	62-1786562				Elite Title Partnerships	TN	NIA	Stewart Title Company	Ownership	55.0	Stewart Information Services Corporati	
		00000	74-1497558				Fulghum Inc.	TX	NIA	Stewart Title Company	Ownership	100.0	Stewart Information Services Corporati	
		00000	47-0924720				GESS Management LLC	TX	NIA	Stewart Title Company	Ownership	100.0	Stewart Information Services Corporati	
		00000	73-1673752				GESS Real Estate Investments, LP	TX	NIA	Stewart Title Company	Ownership	99.0	Stewart Information Services Corporati	
		00000	74-2823956				Gracy Title Company LC	TX	NIA	Stewart Title Company	Ownership	100.0	Stewart Information Services Corporati	
		00000	04-3813945				ABC Title, LLC	TX	NIA	Gracy Title Company LC	Ownership	51.0	Stewart Information Services Corporati	
		00000	36-4603730				Advantage Title of Travis County, LC	TX	NIA	Gracy Title Company LC	Ownership	51.0	Stewart Information Services Corporati	
		00000	45-5091067				Graystone Title Company, LLC	TX	NIA	Gracy Title Company LC	Ownership	51.0	Stewart Information Services Corporati	
		00000	46-4806805				Bedrock Title	TX	NIA	Gracy Title Company	Ownership	51.0	Stewart Information Services Corporati	
		00000	46-4879092				Expert Title	TX	NIA	Gracy Title Company	Ownership	51.0	Stewart Information Services Corporati	
		00000	63-1261878				Guarantee Title Company, LLC	AL	NIA	Stewart Title Company	Ownership	20.0	Stewart Information Services Corporati	
		00000	48-1196842				Hannaford Abstract & Title Company, Inc	KS	NIA	Stewart Title Company	Ownership	100.0	Stewart Information Services Corporati	
		00000	75-3203073				Heart of America Holdings, LLC	MO	NIA	Stewart Title Company	Ownership	51.0	Stewart Information Services Corporati	
		00000	75-3203079				Heart of America Title and Escrow, LLC	MO	NIA	Heart of America Holdings, LLC	Ownership	100.0	Stewart Information Services Corporati	
		00000	20-3095762				HMH Title LLC	TX	NIA	Stewart Title Company	Ownership	51.0	Stewart Information Services Corporati	
		00000	45-2970277				Integrity Title Agency, LLC	AK	NIA	Stewart Title Company	Ownership	51.0	Stewart Information Services Corporati	
		00000	94-2912200				Intercity Capital Corporation	CA	NIA	Stewart Title Company	Ownership	100.0	Stewart Information Services Corporati	

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	68-0127878				InterCity Escrow Services	CA	NIA	Intercity Capital Corporation	Ownership	100.0	Stewart Information Services Corporati	
		00000	26-0255315				Stewart Vacation Ownership Title Agency, Inc.	FL	NIA	Intercity Capital Corporation	Ownership	100.0	Stewart Information Services Corporati	
		00000	20-3806261				Inwood Heritage Oaks Ltd	TX	NIA	Stewart Title Company	Ownership	19.7	Stewart Information Services Corporati	
		00000	92-0184699				Kanawha Land Title Services, LLC	VA	NIA	Stewart Title Company	Ownership	67.0	Stewart Information Services Corporati	
		00000	20-1859948				Legal Title 2, LLC	VA	NIA	Kanawha Land Title Services, LLC	Ownership	25.0	Stewart Information Services Corporati	
		00000	20-5925300				Richmond Settlement Solutions, LLC	VA	NIA	Kanawha Land Title Services, LLC	Ownership	65.0	Stewart Information Services Corporati	
		00000	20-5654918				Three Chopt Title Services, LLC	VA	NIA	Kanawha Land Title Services, LLC	Ownership	35.0	Stewart Information Services Corporati	
		00000	20-4273370				Virginia Affordable Housing Title Services, LLC	VA	NIA	Kanawha Land Title Services, LLC	Ownership	50.0	Stewart Information Services Corporati	
		00000	20-5150053				Kemp Title Agency, LLC	KY	NIA	Stewart Title Company	Ownership	60.0	Stewart Information Services Corporati	
		00000	45-3690601				Landon Title Company, LLC	TX	NIA	Stewart Title Company	Ownership	51.0	Stewart Information Services Corporati	
		00000	71-0937596				LCH Title Company, LC	TX	NIA	Stewart Title Company	Ownership	51.0	Stewart Information Services Corporati	
		00000	39-1937180				Liberty Title & Abstract, Inc.	WI	NIA	Stewart Title Company	Ownership	40.0	Stewart Information Services Corporati	
		00000	20-5334703				Main Street Title & Settlement Svcs LLC	NJ	NIA	Stewart Title Company	Ownership	19.0	Stewart Information Services Corporati	
		00000	20-1875812				Adams Abstract, LLC	NJ	NIA	Main Street Title & Settlement Svcs LLC	Ownership	51.0	Stewart Information Services Corporati	
		00000	02-0553478				Bergenline Real Estate Services, LLC	NJ	NIA	Main Street Title & Settlement Svcs LLC	Ownership	51.0	Stewart Information Services Corporati	
		00000	20-8398203				Broadway Title & Settlement Services, LLC	NJ	NIA	Main Street Title & Settlement Svcs LLC	Ownership	51.0	Stewart Information Services Corporati	
		00000	13-4185865				Community Real Estate Services, LLC	NJ	NIA	Main Street Title & Settlement Svcs LLC	Ownership	51.0	Stewart Information Services Corporati	
		00000	20-2553660				Continental Title Services, LLC	NJ	NIA	Main Street Title & Settlement Svcs LLC	Ownership	50.5	Stewart Information Services Corporati	
		00000	20-2127803				Premier Asset Title, LLC	NJ	NIA	Main Street Title & Settlement Svcs LLC	Ownership	50.5	Stewart Information Services Corporati	
		00000	20-1203317				Vintage Title Agency, LLC	NJ	NIA	Main Street Title & Settlement Svcs LLC	Ownership	51.0	Stewart Information Services Corporati	
		00000	48-1062518				McPherson County Abstract & Title Company	KS	NIA	Stewart Title Company	Ownership	100.0	Stewart Information Services Corporati	
		00000	45-2185905				Memorial Title, LLC	TN	NIA	Stewart Title Company	Ownership	51.0	Stewart Information Services Corporati	
		00000	20-2372524				Metropolitan Title and Escrow, LLC	MO	NIA	Stewart Title Company	Ownership	100.0	Stewart Information Services Corporati	
		00000	20-4366444				MidSouth Title Services II, LLC	TN	NIA	Stewart Title Company	Ownership	10.0	Stewart Information Services Corporati	
		00000	76-0539097				Millennium Title of Houston LC	TX	NIA	Stewart Title Company	Ownership	51.0	Stewart Information Services Corporati	
		00000	20-2226245				Millennium Title of North Texas LLC	TX	NIA	Stewart Title Company	Ownership	51.0	Stewart Information Services Corporati	
		00000	20-0545133				NETC Title Company LLC	TX	NIA	Stewart Title Company	Ownership	51.0	Stewart Information Services Corporati	
		00000	73-1583533				Oklahoma Land Title Services, LLC	OK	NIA	Stewart Title Company	Ownership	100.0	Stewart Information Services Corporati	
		00000	75-2506271				Priority Title Company of Dallas LC	TX	NIA	Stewart Title Company	Ownership	51.0	Stewart Information Services Corporati	
		00000	76-0414764				Priority Title Company of Houston, LC	TX	NIA	Stewart Title Company	Ownership	51.0	Stewart Information Services Corporati	
		00000	20-2138887				Professional Real Estate Tax Dallas	TX	NIA	Stewart Title Company	Ownership	100.0	Stewart Information Services Corporati	
		00000	20-1062260				Professional Real Estate Tax Houston	TX	NIA	Stewart Title Company	Ownership	100.0	Stewart Information Services Corporati	
		00000	20-5764898				PropertyInfo Corporation	TX	NIA	Stewart Title Company	Ownership	100.0	Stewart Information Services Corporati	
		00000	20-5764818				Advantage Title Solutions, LLC	TX	NIA	PropertyInfo Corporation	Ownership	60.0	Stewart Information Services Corporati	
		00000					Advantage Title Solutions S.R.L.	ROU	NIA	Advantage Title Solutions, LLC	Ownership	100.0	Stewart Information Services Corporati	
		00000	84-1571001				Reveal Systems, Inc	CO	NIA	PropertyInfo Corporation	Ownership	51.0	Stewart Information Services Corporati	
		00000	33-0731871				Quantum Leap Realty Technologies Inc	CA	NIA	Stewart Title Company	Ownership	100.0	Stewart Information Services Corporati	
		00000	46-3045823				Red Oak Title, LLC	TX	IA	Stewart Title Company	Ownership	51.0	Stewart Information Services Corporati	
		00000	45-0431725				Red River Title Services Inc	ND	NIA	Stewart Title Company	Ownership	100.0	Stewart Information Services Corporati	
		00000	20-5925300				Richmond Settlement Solutions, LLC	VA	NIA	Stewart Title Company	Ownership	15.0	Stewart Information Services Corporati	
		00000	20-0338913				RET Solutions, LLC	OH	NIA	RT Holdings, Ltd.	Ownership	51.0	Stewart Information Services Corporati	
		00000	20-0297087				S & S Title Company, LLC	TX	NIA	Stewart Title Company	Ownership	51.0	Stewart Information Services Corporati	
		00000	45-1473453				SAB Holdings, LLC	CO	NIA	Stewart Title Company	Ownership	100.0	Stewart Information Services Corporati	
		00000	26-1202085				Colorado Professional Title, LLC	CO	NIA	SAB Holdings, LLC	Ownership	35.0	Stewart Information Services Corporati	

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)	*
122		00000	45-0923423				Community Title, LLC	CO	NIA	SAB Holdings, LLC	Ownership	35.0	Stewart Information Services Corporati	
		00000	41-2206132				The Group Guaranteed Title, LLLP	CO	NIA	SAB Holdings, LLC	Ownership	30.0	Stewart Information Services Corporati	
		00000					Stewart Title Puerto Rico, Inc.	PRI	NIA	Stewart Title Company	Ownership	100.0	Stewart Information Services Corporati	
		00000	84-0508648				S-K-L-D Title Services, Inc.	CO	NIA	Stewart Title Company	Ownership	12.0	Stewart Information Services Corporati	
		00000	73-1093494				Stewart Abstract & Title of Oklahoma	OK	NIA	Stewart Title Company	Ownership	100.0	Stewart Information Services Corporati	
		00000	59-3196261				Stewart Approved Title Inc.	FL	NIA	Stewart Title Company	Ownership	50.0	Stewart Information Services Corporati	
		00000	80-0616028				Final Negotiations, LLC	FL	NIA	Stewart Approved Title Inc.	Ownership	90.0	Stewart Information Services Corporati	
		00000	26-2781406				Stewart Default Services	CA	NIA	Stewart Title Company	Ownership	100.0	Stewart Information Services Corporati	
		00000	75-3060361				Stewart Financial Services, Inc.	TX	NIA	Stewart Title Company	Ownership	100.0	Stewart Information Services Corporati	
		00000	76-0450977				Stewart Lender Services, Inc.	TX	NIA	Stewart Title Company	Ownership	100.0	Stewart Information Services Corporati	
		00000	76-0570062				Electronic Closing Services, Inc.	PA	NIA	Stewart Lender Services, Inc.	Ownership	100.0	Stewart Information Services Corporati	
		00000	47-0941826				Home Retention Services, Inc.	TX	NIA	Stewart Lender Services, Inc.	Ownership	100.0	Stewart Information Services Corporati	
		00000	13-4359171				PMH Financial, LLC	DE	NIA	Stewart Lender Services, Inc.	Ownership	100.0	Stewart Information Services Corporati	
		00000	20-5593522				PMH Insurance Agency, LLC	DE	NIA	PMH Financial, LLC	Ownership	50.0	Stewart Information Services Corporati	
		00000					Stewart Lender Services, Latin America, S.A.	CRI	NIA	Stewart Lender Services, Inc.	Ownership	100.0	Stewart Information Services Corporati	
		00000	59-3138030				Stewart Properties of Tampa, Inc.	FL	NIA	Stewart Title Company	Ownership	100.0	Stewart Information Services Corporati	
		00000	59-3138251				Tampa Cypress Partners Inc.	FL	NIA	Stewart Properties of Tampa, Inc.	Ownership	50.0	Stewart Information Services Corporati	
		00000	20-0726763				Stewart Solutions, LLC	TX	NIA	Stewart Title Company	Ownership	100.0	Stewart Information Services Corporati	
		00000	20-1626380				Stewart Insurance and Financial Services, LLC	CA	NIA	Stewart Solutions, LLC	Ownership	100.0	Stewart Information Services Corporati	
		00000	54-1595686				Stewart Title & Escrow Inc.	VA	NIA	Stewart Title Company	Ownership	70.0	Stewart Information Services Corporati	
		00000	92-0184699				Kanawha Land Title Services, LLC	VA	NIA	Stewart Title & Escrow Inc.	Ownership	10.0	Stewart Information Services Corporati	
		00000	03-0540257				Potomac Land Title Company	VA	NIA	Stewart Title & Escrow Inc.	Ownership	50.0	Stewart Information Services Corporati	
		00000	27-5102648				Red Fox Title, LLC	VA	NIA	Stewart Title & Escrow Inc.	Ownership	50.0	Stewart Information Services Corporati	
		00000	54-1723012				Signature & Stewart Settlements, L.C.	VA	NIA	Stewart Title & Escrow Inc.	Ownership	80.0	Stewart Information Services Corporati	
		00000	54-1710763				Stewart Title-Sherandoah Valley, L.C.	VA	NIA	Stewart Title & Escrow Inc.	Ownership	75.0	Stewart Information Services Corporati	
		00000	46-2103198				Superior Title Services	VA	NIA	Stewart Title & Escrow Inc.	Ownership	25.0	Stewart Information Services Corporati	
		00000	54-1473996				Stewart Title & Settlement Services, Inc.	VA	NIA	Stewart Title Company	Ownership	95.0	Stewart Information Services Corporati	
		00000	27-4576358				Allegiance Title Partners, LLC	VA	NIA	Stewart Title & Settlement Services, Inc.	Ownership	40.0	Stewart Information Services Corporati	
		00000	03-0522169				Choice Title, LLC	VA	NIA	Stewart Title & Settlement Services, Inc.	Ownership	50.0	Stewart Information Services Corporati	
		00000	20-0691210				Cooperative Title Services, LLC	VA	NIA	Stewart Title & Settlement Services, Inc.	Ownership	50.0	Stewart Information Services Corporati	
		00000	20-0182416				First Patriot Title LLC	VA	NIA	Stewart Title & Settlement Services, Inc.	Ownership	40.0	Stewart Information Services Corporati	
		00000	45-1620112				J&D Title Services, LLC	VA	NIA	Stewart Title & Settlement Services, Inc.	Ownership	50.0	Stewart Information Services Corporati	
		00000	20-0488200				Member's Assurance Title Services, LLC	VA	NIA	Stewart Title & Settlement Services, Inc.	Ownership	50.0	Stewart Information Services Corporati	
		00000	20-3414392				New Town Title LLC	VA	NIA	Stewart Title & Settlement Services, Inc.	Ownership	45.0	Stewart Information Services Corporati	
		00000	43-1977250				Princess Anne Title LLC	VA	NIA	Stewart Title & Settlement Services, Inc.	Ownership	40.0	Stewart Information Services Corporati	
		00000	86-0223200				Stewart Title & Trust of Phoenix, Inc.	AZ	NIA	Stewart Title Company	Ownership	83.2	Stewart Information Services Corporati	
		00000	42-2164006				Citizens Title Agency of Arizona, LLC	AZ	NIA	Stewart Title & Trust of Phoenix Inc.	Ownership	100.0	Stewart Information Services Corporati	
		00000	86-0192318				Citizens Title & Trust	AZ	NIA	Stewart Title & Trust of Phoenix Inc.	Ownership	100.0	Stewart Information Services Corporati	
		00000	86-0587086				H/7 Corporation	AZ	NIA	Stewart Title & Trust of Phoenix Inc.	Ownership	100.0	Stewart Information Services Corporati	
		00000	86-0941501				Safe Harbor Funding, LLC	AZ	NIA	Stewart Title & Trust of Phoenix Inc.	Ownership	100.0	Stewart Information Services Corporati	
		00000	86-0435889				Safford Title Agency, Inc.	AZ	NIA	Stewart Title & Trust of Phoenix Inc.	Ownership	100.0	Stewart Information Services Corporati	
		00000	86-0169247				Stewart Title & Trust of Tucson	AZ	NIA	Stewart Title & Trust of Phoenix Inc.	Ownership	100.0	Stewart Information Services Corporati	
		00000	83-0314424				Stewart Title Co. of Gillette Inc.	WY	NIA	Stewart Title Company	Ownership	100.0	Stewart Information Services Corporati	
		00000	41-1334640				Stewart Title Company of Minnesota, Inc.	MN	NIA	Stewart Title Company	Ownership	85.0	Stewart Information Services Corporati	

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)	*
123		00000	85-0446018				Stewart Title of Albuquerque, LLC	NM	NIA	Stewart Title Company	Ownership	61.0	Stewart Information Services Corporati	
		00000	45-2605883				Stewart Title of Arkansas, LLC	AR	NIA	Stewart Title Company	Ownership	100.0	Stewart Information Services Corporati	
		00000	95-4607898				Stewart Title of California Inc.	CA	NIA	Stewart Title Company	Ownership	100.0	Stewart Information Services Corporati	
		00000	38-3813089				AmSac Rivers Escrow, Inc.	CA	NIA	Stewart Title of California Inc.	Ownership	100.0	Stewart Information Services Corporati	
		00000	74-0540707				Stewart Title of Cameron County, Inc.	TX	NIA	Stewart Title Company	Ownership	100.0	Stewart Information Services Corporati	
		00000	26-4367946				Stewart Title of Durango, LLC	CO	NIA	Stewart Title Company	Ownership	30.0	Stewart Information Services Corporati	
		00000	59-3739300				Stewart Title of Four Corners Inc.	FL	NIA	Stewart Title Company	Ownership	50.0	Stewart Information Services Corporati	
		00000	75-1609998				Stewart Title of Lubbock Inc.	TX	NIA	Stewart Title Company	Ownership	80.0	Stewart Information Services Corporati	
		00000	75-2895334				Lubbock Data	TX	NIA	Stewart Title of Lubbock Inc.	Ownership	50.0	Stewart Information Services Corporati	
		00000	52-1723834				Stewart Title of Maryland Inc.	MD	NIA	Stewart Title Company	Ownership	90.0	Stewart Information Services Corporati	
		00000	27-0050029				Stewart Title Group, LLC	MD	NIA	Stewart Title of Maryland Inc.	Ownership	60.0	Stewart Information Services Corporati	
		00000	74-1729137				Stewart Title of Montgomery County, Inc	TX	NIA	Stewart Title Company	Ownership	50.0	Stewart Information Services Corporati	
		00000	16-1694594				Stewart Title of Spokane, LLC	WA	NIA	Stewart Title Company	Ownership	51.0	Stewart Information Services Corporati	
		00000	74-1534607				Stewart Title of the Coastal Bend, Inc.	TX	NIA	Stewart Title Company	Ownership	80.0	Stewart Information Services Corporati	
		00000	20-1631816				Strategic Title Company LLC	TX	NIA	Stewart Title Company	Ownership	51.0	Stewart Information Services Corporati	
		00000	45-0491890				Summit Land Title, LLC	TN	NIA	Stewart Title Company	Ownership	51.0	Stewart Information Services Corporati	
		00000	75-1006635				Texarkana Title & Abstract Company	TX	NIA	Stewart Title Company	Ownership	98.0	Stewart Information Services Corporati	
		00000	22-1953929				The Title Company of Jersey	NJ	NIA	Stewart Title Company	Ownership	12.4	Stewart Information Services Corporati	
		00000	81-0569576				Third Capital Title Agency	OH	NIA	Stewart Title Company	Ownership	40.0	Stewart Information Services Corporati	
		00000	84-1446701				Title Records, LLC	CO	NIA	Stewart Title Company	Ownership	40.0	Stewart Information Services Corporati	
		00000	75-2254859				U.S. Title Company of Wichita County, Ltd	TX	NIA	Stewart Title Company	Ownership	48.4	Stewart Information Services Corporati	
		00000	20-1849071				United Title Guaranty Agency, LLC	AK	NIA	Stewart Title Company	Ownership	40.0	Stewart Information Services Corporati	
		00000	71-0922599				Yankton Title Company, Inc.	SD	NIA	Stewart Title Company	Ownership	94.6	Stewart Information Services Corporati	
		00000	77-0354503				Asset Preservation, Inc.	CA	NIA	Stewart Title Company	Ownership	100.0	Stewart Information Services Corporati	
		00000	68-0403502				API Properties Corporation	CA	NIA	Asset Preservation, Inc.	Ownership	100.0	Stewart Information Services Corporati	
		00000	68-0434902				API Properties Nevada, Inc.	NV	NIA	Asset Preservation, Inc.	Ownership	100.0	Stewart Information Services Corporati	
		00000	57-2025106				Hedgerow Properties, LLC	TX	NIA	Asset Preservation, Inc.	Ownership	50.0	Stewart Information Services Corporati	
		00000	26-2477928				Parked Properties NY, Inc.	NY	NIA	Asset Preservation, Inc.	Ownership	100.0	Stewart Information Services Corporati	
		00000					Stewart Title Latin America, Inc.	VIR	NIA	Stewart Title Company	Ownership	30.0	Stewart Information Services Corporati	
		00000					Stewart Costa Rica ABC, S.A.	CRI	NIA	Stewart Latin America, Inc.	Ownership	100.0	Stewart Information Services Corporati	
		00000					Stewart Costa Rica Trust & Escrow Company Limited, S.A.	CRI	NIA	Stewart Costa Rica ABC, S.A.	Ownership	100.0	Stewart Information Services Corporati	
		00000					Stewart Latin America Inmobiliaria, S.A.	CRI	NIA	Stewart Costa Rica ABC, S.A.	Ownership	100.0	Stewart Information Services Corporati	
		00000					Stewart Latin America, S.A. de C.V.	MEX	NIA	Stewart Latin America, Inc.	Ownership	100.0	Stewart Information Services Corporati	
		00000					Stewart Panama, S.A.	PAN	NIA	Stewart Latin America, Inc.	Ownership	100.0	Stewart Information Services Corporati	
		00000					Stewart Title Dominicana, S.A.	DOM	NIA	Stewart Latin America, Inc.	Ownership	82.1	Stewart Information Services Corporati	
		00000					Stewart Title Eastern Caribbean, Ltd.	AIA	NIA	Stewart Latin America, Inc.	Ownership	83.0	Stewart Information Services Corporati	
		00000					Stewart Title Latin America Operations, S.A.	CRI	NIA	Stewart Latin America, Inc.	Ownership	100.0	Stewart Information Services Corporati	
		00000					Stewart Title Baja, S.A. de C.V.	MEX	NIA	Stewart Latin America, S.A. de C.V.	Ownership	99.0	Stewart Information Services Corporati	
		00000					Stewart Title Puerto Penasco, S.A. de C.V.	MEX	NIA	Stewart Title Baja, S.A. de C.V.	Ownership	50.0	Stewart Information Services Corporati	
		00000					Stewart Title Guadalajara, S.A. de C.V.	MEX	NIA	Stewart Latin America, S.A. de C.V.	Ownership	77.5	Stewart Information Services Corporati	
		00000					Stewart Title Los Cabos, S.A. de C.V.	MEX	NIA	Stewart Latin America, S.A. de C.V.	Ownership	100.0	Stewart Information Services Corporati	
		00000					Stewart Title Monterey, S.A. de C.V.	MEX	NIA	Stewart Latin America, S.A. de C.V.	Ownership	100.0	Stewart Information Services Corporati	
		00000					Stewart Title Puerto Penasco, S.A. de C.V.	MEX	NIA	Stewart Latin America, S.A. de C.V.	Ownership	50.0	Stewart Information Services Corporati	
		00000					Stewart Title Riviera Maya, S.A. de C.V.	MEX	NIA	Stewart Latin America, S.A. de C.V.	Ownership	100.0	Stewart Information Services Corporati	

SCHEDULE Y

PART 1A - DETAIL OF INSURANCE HOLDING COMPANY SYSTEM

[illegible]

SCHEDULE Y

PART 1A - DETAIL OF INSURANCE HOLDING COMPANY SYSTEM

Asterik	Explanation
	NONE

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	26,266,717	7,736,090	4,093,022	12.00	7.60
2. Agency operations:					
2.1 Non-affiliated agency operations	159,329,921	4,752,219	6,422,210	3.90	4.70
2.2 Affiliated agency operations	79,146,870		3,148,609	4.00	2.10
3. Totals	264,743,508	12,488,309	13,663,841	4.90	4.30

PART 2 – DIRECT PREMIUMS WRITTEN

	1 Current Quarter	2 Current Year to Date	3 Prior Year Year to Date
1. Direct operations	26,266,717	26,266,717	30,436,049
2. Agency operations:			
2.1 Non-affiliated agency operations	159,329,921	159,329,921	164,671,982
2.2 Affiliated agency operations	79,146,870	79,146,870	86,151,927
3. Totals	264,743,508	264,743,508	281,259,958

OVERFLOW PAGE FOR WRITE-INS

Page 4 - Continuation

STATEMENT OF INCOME

	1	2	3
REMAINING WRITE-INS AGGREGATED AT LINE 12 FOR MISCELLANEOUS INCOME OR (LOSS)	Current Year To Date	Prior Year To Date	Prior Year Ended December 31
1204. Realized gains(losses) on fixed assets	16,740	26	(1,011)
1205. Fines and penalties	(4,295)		(63,815)
1297. Totals (Lines 1204 through 1296) (Page 4, Line 1298)	12,445	26	(64,826)

OVERFLOW PAGE FOR WRITE-INS

Page 10 - Continuation

SCHEDULE T - EXHIBIT OF PREMIUMS WRITTEN

Current Year To Date - By States and Territories

	1	Direct Premiums Written		Direct Losses Paid (Deducting Salvage)		Direct Known Claim Reserve	
		2	3	4	5	6	7
States, Etc.	Active Status	Current Year to Date	Prior Year to Date	Current Year to Date	Prior Year to Date	Current Year to Date	Prior Year to Date
58004. Costa Rica	X X X				(199,283)	454,089	429,638
58005. Dominican Republic	X X X					9,345	9,346
58006. Bulk Reserves	X X X					10,684,000	10,684,000
58097. Totals (Lines 58004 through 58096) (Page 10, Line 58998)	X X X				(199,283)	11,147,434	11,122,984

SCHEDULE A - VERIFICATION
Real Estate

	1	2
	Year To Date	Prior Year Ended December 31
1. Book/adjusted carrying value, December 31 of prior year	1,782,046	1,912,008
2. Cost of acquired:		
2.1 Actual cost at time of acquisition	0	0
2.2 Additional investment made after acquisition	0	0
3. Current year change in encumbrances	0	(79)
4. Total gain (loss) on disposals	0	53,660
5. Deduct amounts received on disposals	0	53,690
6. Total foreign exchange change in book/adjusted carrying value	(58,558)	(129,853)
7. Deduct current year's other than temporary impairment recognized	0	0
8. Deduct current year's depreciation	0	0
9. Book/adjusted carrying value at the end of current period (Lines 1 + 2 + 3 + 4 - 5 + 6 - 7 - 8)	1,723,488	1,782,046
10. Deduct total nonadmitted amounts	1,719,269	1,777,827
11. Statement value at end of current period (Line 9 minus Line 10)	4,219	4,219

SCHEDULE B - VERIFICATION
Mortgage Loans

	1	2
	Year To Date	Prior Year Ended December 31
1. Book value/recorded investment excluding accrued interest, December 31 of prior year	608,923	959,485
2. Cost of acquired:		
2.1 Actual cost at time of acquisition	0	0
2.2 Additional investment made after acquisition	0	1,516
3. Capitalized deferred interest and other	0	0
4. Accrual of discount	0	0
5. Unrealized valuation increase (decrease)	0	0
6. Total gain (loss) on disposals	0	0
7. Deduct amounts received on disposals	2,763	352,078
8. Deduct amortization of premium and mortgage interest points and commitment fees	0	0
9. Total foreign exchange change in book value/recorded investment excluding accrued interest	0	0
10. Deduct current year's other than temporary impairment recognized	0	0
11. Book value/recorded investment excluding accrued interest at end of current period (Lines 1 + 2 + 3 + 4 + 5 + 6 - 7 - 8 + 9 - 10)	606,160	608,923
12. Total valuation allowance	0	0
13. Subtotal (Line 11 plus Line 12)	606,160	608,923
14. Deduct total nonadmitted amounts	29,668	29,970
15. Statement value at end of current period (Line 13 minus Line 14)	576,492	578,953

SCHEDULE BA - VERIFICATION
Other Long-Term Invested Assets

	1	2
	Year To Date	Prior Year Ended December 31
1. Book/adjusted carrying value, December 31 of prior year	590,969	1,009,618
2. Cost of acquired:		
2.1 Actual cost at time of acquisition	0	0
2.2 Additional investment made after acquisition	0	0
3. Capitalized deferred interest and other	0	0
4. Accrual of discount	0	0
5. Unrealized valuation increase (decrease)	0	7,497
6. Total gain (loss) on disposals	0	(19,329)
7. Deduct amounts received on disposals	7,315	174,517
8. Deduct amortization of premium and depreciation	55,000	232,300
9. Total foreign exchange change in book/adjusted carrying value	0	0
10. Deduct current year's other than temporary impairment recognized	0	0
11. Book/adjusted carrying value at end of current period (Lines 1 + 2 + 3 + 4 + 5 + 6 - 7 - 8 + 9 - 10)	528,654	590,969
12. Deduct total nonadmitted amounts	249,498	249,498
13. Statement value at end of current period (Line 11 minus Line 12)	279,156	341,471

SCHEDULE D - VERIFICATION
Bonds and Stocks

	1	2
	Year To Date	Prior Year Ended December 31
1. Book/adjusted carrying value of bonds and stocks, December 31 of prior year	880,004,767	836,489,219
2. Cost of bonds and stocks acquired	57,567,284	112,217,780
3. Accrual of discount	31,695	38,708
4. Unrealized valuation increase (decrease)	2,832,546	8,902,697
5. Total gain (loss) on disposals	156,161	1,888,128
6. Deduct consideration for bonds and stocks disposed of	46,714,139	65,346,565
7. Deduct amortization of premium	1,202,964	4,422,810
8. Total foreign exchange change in book/adjusted carrying value	(4,579,026)	(9,762,390)
9. Deduct current year's other than temporary impairment recognized	0	0
10. Book/adjusted carrying value at end of current period (Lines 1 + 2 + 3 + 4 + 5 - 6 - 7 + 8 - 9)	888,096,324	880,004,767
11. Deduct total nonadmitted amounts	0	0
12. Statement value at end of current period (Line 10 minus Line 11)	888,096,324	880,004,767

SCHEDULE D - PART 1B

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

	1	2	3	4	5	6	7	8
NAIC Designation	Book/Adjusted Carrying Value Beginning of Current Quarter	Acquisitions During Current Quarter	Dispositions During Current Quarter	Non-Trading Activity During Current Quarter	Book/Adjusted Carrying Value End of First Quarter	Book/Adjusted Carrying Value End of Second Quarter	Book/Adjusted Carrying Value End of Third Quarter	Book/Adjusted Carrying Value December 31 Prior Year
BONDS								
1. NAIC 1 (a)	325,803,467	56,697,773	46,557,978	(5,515,708)	330,427,554			325,803,467
2. NAIC 2 (a)	72,177,150	834,864		(234,584)	72,777,430			72,177,150
3. NAIC 3 (a)								
4. NAIC 4 (a)								
5. NAIC 5 (a)								
6. NAIC 6 (a)								
7. Total Bonds	397,980,617	57,532,637	46,557,978	(5,750,292)	403,204,984			397,980,617
PREFERRED STOCK								
8. NAIC 1								
9. NAIC 2								
10. NAIC 3								
11. NAIC 4								
12. NAIC 5								
13. NAIC 6								
14. Total Preferred Stock								
15. Total Bonds & Preferred Stock	397,980,617	57,532,637	46,557,978	(5,750,292)	403,204,984			397,980,617

(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

SCHEDULE DA - PART 1
Short-Term Investments

	1	2	3	4	5
	Book/Adjusted Carrying Value	Par Value	Actual Cost	Interest Collected Year To Date	Paid for Accrued Interest Year To Date
9199999	0	0	0	0	0

SCHEDULE DA - VERIFICATION
Short-Term Investments

	1	2
	Year To Date	Prior Year Ended December 31
1. Book/adjusted carrying value, December 31 of prior year	0	171,532
2. Cost of short-term investments acquired	0	11
3. Accrual of discount	0	0
4. Unrealized valuation increase (decrease)	0	0
5. Total gain (loss) on disposals	0	0
6. Deduct consideration received on disposals	0	171,543
7. Deduct amortization of premium	0	0
8. Total foreign exchange change in book/adjusted carrying value	0	0
9. Deduct current year's other than temporary impairment recognized	0	0
10. Book/adjusted carrying value at end of current period (Lines 1 + 2 + 3 + 4 + 5 - 6 - 7 + 8 - 9)	0	0
11. Deduct total nonadmitted amounts	0	0
12. Statement value at end of current period (Line 10 minus Line 11)	0	0

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

SCHEDULE B - PART 2

Showing All Mortgage Loans ACQUIRED AND ADDITIONS MADE During the Current Quarter

NONE

E02

SCHEDULE B - PART 3

Showing All Mortgage Loans DISPOSED, Transferred or Repaid During the Current Quarter

280003	Femley	NV	06/14/2009	03/31/2014	156,712	0	0	0	0	0	0	156,183	529	0	0	0
470002	Leavonworth	WA	12/31/2009	03/31/2014	187,570	0	0	0	0	0	0	187,268	302	0	0	0
300080	Plainfield	NJ	12/28/2008	03/31/2014	94,495	0	0	0	0	0	0	92,563	1,932	0	0	0

02999999 Mortgages with partial repayments	438,777	0	0	0	0	0	0	436,014	2,763	0	0	0
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SCHEDULE BA - PART 2

Showing Other Long-Term Invested Assets ACQUIRED AND ADDITIONS MADE During the Current Quarter

[illegible]

SCHEDULE BA - PART 3

Showing Other Long-Term Invested Assets DISPOSED, Transferred or Repaid During the Current Quarter

E03.1

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)
135087-A3-8 135087-B8-6 135087-ZJ-6	CANADIAN GOVERNMENT CANADIAN GOVERNMENT CANADIAN GOVERNMENT	C C C	02/03/2014 03/24/2014 03/10/2014	HSBC Securities HSBC Securities HSBC Securities		35,980,115 8,914,564 663,336	35,689,248.00 8,911,000.00 613,632.00	5,867 11,108 5,573	1FE 1FE 1FE
1099999	Total Bonds All Other Governments				X X X	45,558,015	45,213,880.00	22,548	X X X
985896-GT-0	YOAKUM INDEPENDENT SCHOOL DISTRICT		02/10/2014	Bosc, Inc		2,011,337	1,705,000.00		1FE
2499999	U.S. Total Bonds Political Subdivisions of States, Territories and Possessions				X X X	2,011,337	1,705,000.00		X X X
031162-BD-1 404280-AN-9 748148-QR-7	AMEGEN INC HSBC HOLDINGS PLC PROVINCE OF QUEBEC	 R	02/10/2014 02/25/2014 02/10/2014	UBS Paine Webber Citigroup/Salomon First Tennessee Corporate		834,864 2,145,571 6,982,850	800,000.00 2,075,000.00 5,000,000.00	10,120 34,122 154,167	2FE 1FE 1FE
3899999	Total Bonds Industrial and Miscellaneous (Unaffiliated)				X X X	9,963,285	7,875,000.00	198,409	X X X
8399997	Total Bonds Part 3				X X X	57,532,637	54,793,880.00	220,957	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	57,532,637	54,793,880.00	220,957	X X X
86046#-10-1	Stewart Title Company of Galveston		03/31/2014	Capital Contribution		34,647			K
9199999	Total Common Stock Parent, Subsidiaries and Affiliates				X X X	34,647	X X X		X X X
9799997	Total Common Stock Part 3				X X X	34,647	X X X		X X X
9799998	Summary Item from Part 5 for Common Stocks				X X X	X X X	X X X	X X X	X X X
9799999	Total Common Stock				X X X	34,647	X X X		X X X
9899999	Total Preferred and Common Stock				X X X	34,647	X X X		X X X
9999999	Totals				X X X	57,567,284	X X X	220,957	X X X

(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 Identification	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 Designation or Market Indicator (a)
										11 Unrealized Valuation Increase/(Decrease)	12 Current Year's (Amortization)/ 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.							
135087-ZW-7 135087-ZV-9 683234-UF-3	CANADIAN GOVERNMENT BOND CANADIAN GOVERNMENT BOND PROVINCE OF ONTARIO	C C C	02/01/2014 03/24/2014 03/08/2014	MATURITY HSBC SECURITIES MATURITY		35,282,700 8,979,169 272,190	35,282,700.00 8,911,000.00 272,190.00	38,847,279 9,872,510 228,275	36,845,562 9,368,771 280,669		(142) (1,275) (2,574)		(142) (1,275) (2,574)	(1,562,720) (440,745) (5,905)	35,282,700 8,926,751 272,190			52,418 52,418		02/01/2014 03/01/2017 03/08/2014	1FE 1FE 1FE
1099999	Total - Bonds - All Other Governments				X X X	44,534,059	44,465,890.00	48,948,064	46,495,002		(3,991)		(3,991)	(2,009,370)	44,481,641		52,418	52,418		X X X	X X X
4042Q1-AE-7	HSBC BANK USA		02/25/2014	CITIGROUP/SALOMO		2,180,080	2,000,000.00	2,107,860	2,077,878		(1,541)		(1,541)		2,076,337		103,743	103,743	49,833	08/24/2020	1FE
3899999	Total - Bonds - Industrial and Miscellaneous (Unaffiliated)				X X X	2,180,080	2,000,000.00	2,107,860	2,077,878		(1,541)		(1,541)		2,076,337		103,743	103,743	49,833	X X X	X X X
8399997	Total - Bonds - Part 4				X X X	46,714,139	46,465,890.00	51,055,924	48,572,880		(5,532)		(5,532)	(2,009,370)	46,557,978		156,161	156,161	49,833	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	46,714,139	46,465,890.00	51,055,924	48,572,880		(5,532)		(5,532)	(2,009,370)	46,557,978		156,161	156,161	49,833	X X X	X X X
9999999	Totals					46,714,139	X X X	51,055,924	48,572,880		(5,532)		(5,532)	(2,009,370)	46,557,978		156,161	156,161	49,833	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	2	3	4	5	Book Balance at End of Each Month During Current Quarter			9
					6	7	8	
Depository	Code	Rate of Interest	Amount of Interest Received During Current Quarter	Amount of Interest Accrued at Current Statement Date	First Month	Second Month	Third Month	*
Open Depositories - Section (A) - Segregated Funds Held for Others								
Wells Fargo Bank, N.A. Chicago, IL					33,826,747	24,939,308	243,564,100	
Wells Fargo Bank, N.A. San Francisco, CA					16,025,175	903,783	22,100,823	
Wells Fargo Bank, N.A. NTS Houston					17,971,813	21,813,302	18,520,204	
Wells Fargo Bank, N.A. Houston, TX					5,966,695	11,295,999	18,395,456	
Wells Fargo Bank, N.A. Boston, MA					26,547,953	33,898,081	17,872,387	
Wells Fargo Bank, N.A. Tampa, FL					30,100,635	13,580,004	13,676,247	
Wells Fargo Bank, N.A. Charlotte, NC					11,477,129	11,677,557	10,959,633	
Wells Fargo Bank, N.A. Chicago, IL					4,035,458	9,958,204	9,329,735	
Wells Fargo Bank, N.A. Stamford, CT					8,519,874	5,434,770	6,978,917	
Wells Fargo Bank, N.A. Columbus, OH					1,959,945	2,254,751	4,618,684	
Wells Fargo Bank, N.A. Baltimore, MD					1,060,301	1,703,989	4,288,949	
Bank of America Fairfield, CT					1,794,665	1,955,080	3,847,246	
Wells Fargo Bank, N.A. Seattle, WA					4,274,513	7,182,728	3,114,927	
TD Bank (fka Commerce Bank) Wayne, PA					3,393,657	3,223,072	2,798,202	
Wells Fargo Bank, N.A. Atlanta, GA					3,275,040	2,733,939	2,399,237	
Wells Fargo Bank, N.A. Charlotte					1,976,279	1,976,432	1,969,499	
US Bank Houston, TX					956,439	956,439	953,068	
Bank of America Fairfield, CT					1,580,347	1,326,218	862,152	
JP Morgan Chase Parsippany, NJ					598,208	598,208	598,208	
SunTrust Bank Nashville, TN					444,329	398,964	519,194	
Wells Fargo Bank, N.A. NTS Houston					230,788	187,684	477,998	
CitiBank Houston, TX					183,613	347,343	342,034	
Wells Fargo Bank, N.A. Philadelphia, PA					2,538,310	305,176	302,814	
0199998 Deposits in (31) depositories which do not exceed the allowable limit in any one depository (see Instructions) - Open Depositories	X X X	X X X			2,283,452	1,759,641	1,439,465	X
0199999 Total Segregated Funds Held for Others	X X X	X X X			181,021,365	160,410,672	389,929,179	X
Open Depositories - Section (B) - General Funds								
JP Morgan Chase Houston, TX					8,441,984	11,237,542	11,285,169	
Wells Fargo Bank Houston, TX					2,513,439	4,260,423	3,845,115	
JP Morgan Chase Houston, TX					1,114,663	1,285,014	1,690,339	
Bank of Montreal Toronto, CN		1.350	72,309		24,548,551	23,409,332	22,914,006	
Bank of Montreal Toronto, CN					1,359,440	1,201,563	970,014	
Republic Bank Louisville, KY		0.070	43		250,427	250,451	250,461	
Iberia Bank Houston, TX		0.800	26,430		37,081,521	11,089,424	3,089,424	
Compass Bank-Custody Accou Houston, TX		0.010	43		2,503,617	3,823,112	2,914,458	
Bank of Nova Scotia CN Toronto, CN		1.400		1,145	468,779	470,613	473,809	
Bank of Nova Scotia CN Toronto, CN		1.200		17,795	4,636,637	4,654,775	4,686,387	
Bank of Nova Scotia CN Toronto, CN		1.400		27,624	2,321,041	2,330,121	2,345,945	
Bank of Nova Scotia CN Toronto, CN		1.400		26,941	2,263,591	2,272,446	2,287,879	
Canadian Imperial Bank of Com Toronto, CN		1.400		15,265	1,814,589	1,821,687	1,834,059	
Canadian Imperial Bank of Com Toronto, CN		1.400		12,866	1,833,555	1,840,728	1,853,229	
Canadian Imperial Bank of Com Toronto, CN		1.400		19,216	1,789,400	1,796,400	1,808,600	
Royal Bank of Canada Toronto, CN		1.250		4,638	724,349	727,183	732,121	
Royal Bank of Canada Toronto, CN		1.250		6,958	1,086,524	1,090,774	1,098,182	
Royal Bank of Canada Toronto, CN		1.250					1,853,307	
Royal Bank of Canada Toronto, CN		1.350		18,529	1,789,400	1,796,400	1,808,600	
Toronto-Dominion Bank Toronto, CN		0.800		420			2,734,605	
0299998 Deposits in (61) depositories which do not exceed the allowable limit in any one depository (see Instructions) - Open Depositories	X X X	X X X	52,543		7,402,225	7,846,495	2,422,004	X
0299999 Total General Funds	X X X	X X X	151,368	151,397	103,943,732	83,204,483	72,897,713	X
Open Depositories - Section (C) - Reinsurance Reserve Funds								
Amegy Bank Houston, TX					68,616	68,616	68,616	
0399998 Deposits in (0) 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			68,616	68,616	68,616	X
0499999 Total Open Depositories	X X X	X X X	151,368	151,397	285,033,713	243,683,771	462,895,508	X
Suspended Depositories - Section (A) - Seg. Funds Held for Others								
0599998 Deposits in (0) 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 (0) 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

SCHEDULE E - PART 1 - CASH

Month-End Depository Balances

[illegible]

NONE Schedule E - Part 2