



50440200220100100

ANNUAL STATEMENT

For the Year Ended December 31, 2002
OF THE CONDITION AND AFFAIRS OF THE

OLYMPIC TITLE INSURANCE COMPANY

NAIC Group Code 0000 0000 NAIC Company Code 50440 Employer's ID Number 00-0000000
(Current Period) (Prior Period)

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

Country of Domicile US

Incorporated: November 29, 1984 Commenced Business: June 13, 1985

Statutory Home Office: 310 W. MONUMENT AVE DAYTON, OH 45402

Main Administrative Office: 310 W. MONUMENT AVE DAYTON, OH 45402 937-228-2204

Mail Address: 310 W. MONUMENT AVE DAYTON, OH 45402

Primary Location of Books and Records: 310 W. MONUMENT AVEN DAYTON, OH 45402 937-228-2204

Internet Website Address: N/A

Statement Contact: KRISTA L. POTTS 937-228-2204
N/A 937-228-0115
(E-Mail Address) (Fax Number)

Policyowner Relations Contact: 00000 000-000-0000

OFFICERS

President GREGORY V. POTTS
Secretary KRISTA L. POTTS
Treasurer GREGORY V. POTTS
Actuary

Vice-Presidents

KRISTA L. POTTS

DIRECTORS OR TRUSTEES

| | | | |
|--------------------------|--------------------|------------------|------------------|
| FRANK FARKAS, JR. | STEPHEN M. PFARRER | TODD HOUSEHOLDER | GREGORY V. POTTS |
| _____ KRISTA L. POTTS | _____ _____ | _____ _____ | _____ _____ |
| _____ _____ | _____ _____ | _____ _____ | _____ _____ |
| _____ _____ | _____ _____ | _____ _____ | _____ _____ |
| _____ _____ | _____ _____ | _____ _____ | _____ _____ |

State of OHIO
County of MONTGOMERY 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.

| | | |
|-------------------------|-------------------------|-------------------------|
| _____ (Signature) | _____ (Signature) | _____ (Signature) |
| GREGORY V. POTTS | KRISTA L. POTTS | GREGORY V. POTTS |
| _____ (Printed Name) | _____ (Printed Name) | _____ (Printed Name) |
| President | Secretary | Treasurer |

Subscribed and sworn to before me this _____ day of FEBRUARY, 2003

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

SCHEDULE B - PART 2

Showing all Mortgage Loans SOLD, transferred or paid in full during the Year

| 1 Loan Number | Location | | 4 Loan Type | 5 Date Acquired | 6 Book Value/Recorded Investment Excluding Accrued Interest Prior Year | 7 Increase (Decrease) by Adjustment | 8 Increase (Decrease) by Foreign Exchange Adjustment | 9 Book Value/Recorded Investment Excluding Accrued Interest at Disposition | 10 Consideration Received | 11 Foreign Exchange Profit (Loss) on Sale | 12 Realized Profit (Loss) on Sale | 13 Total Profit (Loss) on Sale |
|---------------------------------------|-----------|------------|----------------|--------------------|---|--|---|---|------------------------------|--|--------------------------------------|-----------------------------------|
| | 2 City | 3 State | | | | | | | | | | |
| | DAYTON | OHIO | S | 12/30/1997 | 199,710 | | | | 199,710 | | | |
| 0199999 Mortgages closed by repayment | | | | | 199,710 | | | | 199,710 | | | |
| | | | | | | | | | | | | |
| 9999999 Totals | | | | | 199,710 | | | | 199,710 | | | |

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|-------------|--|
| NONE | Schedule BA - Part 1 |
| NONE | Schedule BA - Part 2 |
| NONE | Schedule D - Part 1 |
| NONE | Schedule D - Part 2 - Section 1 |

SCHEDULE D - PART 2 - SECTION 2

Showing all COMMON STOCKS Owned December 31 of Current Year

| 1 CUSIP Identifi- cation | 2 Description | 3 Number of Shares | 4 Book/Adjusted Carrying Value | 5 Rate per Share Used to Obtain Fair Value | 6 Fair Value | 7 Actual Cost | Dividends | | 10 Increase (Decrease) by Adjustment | 11 Increase (Decrease) by Foreign Exchange Adjustment | 12 NAIC Desig- nation (a) | 13 Date Acquired |
|-----------------------------------|---|-----------------------------|--------------------------------------|---|-----------------|------------------|-----------------------------|--|--|---|---------------------------------------|------------------------|
| | | | | | | | 8 Declared but Unpaid | 9 Amount Received During Year | | | | |
| 02364J104 | AOL TIME WARNER | 1,000.000 | 13,100 | 13.100 | 13,100 | 60,560 | | | (47,460) | | A | 05/06/1999 |
| 00209A106 | AT&T WIRELESS | 821.000 | 4,448 | 5.418 | 4,448 | 24,370 | | | (19,580) | | A | 10/22/1999 |
| 001957109 | AT&T CORP | 200.000 | 5,222 | 26.110 | 5,222 | 12,507 | | | (7,586) | | A | 10/22/1999 |
| 097023105 | BOEING CO | 100.000 | 3,299 | 32.990 | 3,299 | 4,863 | | | (1,564) | | A | 10/24/1997 |
| 001957109 | COMCAST | 323.000 | 7,613 | 23.569 | 7,613 | 20,934 | | | (13,362) | | A | 10/22/1999 |
| 151313103 | CENDANT | 2,000.000 | 20,960 | 10.480 | 20,960 | 49,995 | | | (29,035) | | A | 04/28/1998 |
| 264399585 | DUKE ENERGY | 1,000.000 | 15,910 | 15.910 | 15,910 | 26,840 | | | (10,930) | | A | 10/02/2001 |
| 369604103 | GENERAL ELECTRIC | 1,000.000 | 24,350 | 24.350 | 24,350 | 37,625 | | | (13,275) | | A | 03/22/2002 |
| 90262K109 | GRAFTECH | 2,000.000 | 11,920 | 5.960 | 11,920 | 26,925 | | | (15,005) | | A | 03/19/2002 |
| 458140100 | INTEL | 1,000.000 | 15,570 | 15.570 | 15,570 | 48,872 | | | (33,302) | | A | 09/22/2000 |
| 58155Q103 | MCKESSON | 1,000.000 | 27,030 | 27.030 | 27,030 | 65,060 | | | (38,030) | | A | 04/15/1999 |
| 755246105 | READRITE | 3,500.000 | 1,225 | 0.350 | 1,225 | 83,504 | | | (82,279) | | A | 10/06/1997 |
| 806605101 | SCHERING PLOUGH | 1,000.000 | 22,200 | 22.200 | 22,200 | 37,110 | | | (14,910) | | A | 05/15/2001 |
| 529626103 | ING PRECIOUS METALS FD | 4,103.000 | 21,745 | 5.299 | 21,745 | 22,050 | | | (305) | | A | 06/02/1997 |
| 6899999 | Subtotal - Industrial and Miscellaneous | | 194,592 | X X X | 194,592 | 521,215 | | | (326,623) | | X X X | X X X |
| 7099999 | Total Common Stocks | | 194,592 | X X X | 194,592 | 521,215 | | | (326,623) | | X X X | X X X |
| 7199999 | Total Preferred and Common Stock | | 194,592 | X X X | 194,592 | 521,215 | | | (326,623) | | X X X | X X X |

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(a) For all common stocks bearing the NAIC designation "U" provide: the number of such issues 0, the total \$ value (included in Column 6) of all such issues \$ 0.

SCHEDULE D - PART 3

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

| 1 CUSIP Identification | 2 Description | 3 Date Acquired | 4 Name of Vendor | 5 Number of Shares of Stock | 6 Actual Cost | 7 Par Value | 8 Paid for Accrued Interest and Dividends |
|------------------------------|--|--------------------|---------------------|--------------------------------------|------------------|----------------|--|
| 4599999 | Subtotal - Bonds - Industrial and Miscellaneous | | | X X X | | | |
| 6099997 | Subtotal - Bonds - Part 3 | | | X X X | | | |
| 6099999 | Subtotal - Bonds | | | X X X | | | |
| 90262K109 | UCR | 03/19/2002 | MERRILL LYNCH | | 26,925 | | |
| 369604103 | GENERAL ELECTRIC | 03/22/2002 | MERRILL LYNCH | | 37,625 | | |
| 6899999 | Subtotal - Common Stock - Industrial and Miscellaneous | | | X X X | 64,550 | X X X | |
| 7099997 | Subtotal - Common Stock - Part 3 | | | X X X | 64,550 | X X X | |
| 7099999 | Subtotal - Common Stock | | | X X X | 64,550 | X X X | |
| 7199999 | Subtotal - Preferred Stock and Common Stock | | | X X X | 64,550 | X X X | |
| 7299999 | Total Bonds, Preferred Stock and Common Stock | | | X X X | 64,550 | X X X | |

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SCHEDULE D - PART 4

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

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 |
|----------------------|--|---------------|-------------------|---------------------------|---------------|-----------|-------------|---|-----------------------------------|--|--|----------------------------------|-------------------------------|--|--|
| CUSIP Identification | Description | Disposal Date | Name of Purchaser | Number of Shares of Stock | Consideration | Par Value | Actual Cost | Book/Adjusted Carrying Value at Disposal Date | Increase (Decrease) by Adjustment | Increase (Decrease) by Foreign Exchange Adjustment | Foreign Exchange Gain (Loss) on Disposal | Realized Gain (Loss) on Disposal | Total Gain (Loss) on Disposal | Interest on Bonds Received During Year | Dividends on Stocks Received During Year |
| 4599999 | Subtotal - Bonds - Industrial and Miscellaneous | | | | | | | | | | | | | | X X X |
| 6099997 | Subtotal - Bonds - Part 4 | | | | | | | | | | | | | | X X X |
| 6099999 | Subtotal - Bonds | | | | | | | | | | | | | | X X X |
| 141888107 | CARBINER INT'L INC | 04/30/2002 | MERRILL LYNCH | | | | 4,251 | 4,251 | | | | (4,251) | (4,251) | | |
| 845905108 | SOVERIGN BANCORP | 01/17/2002 | MERRILL LYNCH | | 25,874 | | 25,745 | 25,745 | | | | 129 | 129 | | |
| 831865209 | AO SMITH | 03/06/2002 | MERRILL LYNCH | | 49,874 | | 49,558 | 49,558 | | | | 126 | 126 | | 260 |
| 831865209 | AO SMITH | 03/06/2002 | MERRILL LYNCH | | | | | | | | | | | | |
| 845713662 | AOE | 01/19/2002 | MERRILL LYNCH | | | | | 5,553 | | | | (5,553) | (5,553) | | |
| 6899999 | Subtotal - Common Stock - Industrial and Miscellaneous | | | | 75,748 | X X X | 79,554 | 85,107 | | | | (9,549) | (9,549) | X X X | 260 |
| 7099997 | Subtotal - Common Stock - Part 4 | | | | 75,748 | X X X | 79,554 | 85,107 | | | | (9,549) | (9,549) | X X X | 260 |
| 7099999 | Subtotal - Common Stock | | | | 75,748 | X X X | 79,554 | 85,107 | | | | (9,549) | (9,549) | X X X | 260 |
| 7199999 | Subtotal - Preferred and Common Stocks | | | | 75,748 | X X X | 79,554 | 85,107 | | | | (9,549) | (9,549) | X X X | 260 |
| 7299999 | Total Bonds, Preferred and Common Stocks | | | | 75,748 | X X X | 79,554 | 85,107 | | | | (9,549) | (9,549) | | 260 |

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| | |
|-------------|--|
| NONE | Schedule D - Part 5 |
| NONE | Schedule D - Part 6 - Section 1 and 2 |
| NONE | Schedule DA - Part 1 |
| NONE | Schedule DB - Part A - Section 1 and 2 |
| NONE | Schedule DB - Part A - Section 3 and Part B - Section 1 |
| NONE | Schedule DB - Part B - Section 2 and 3 |
| NONE | Schedule DB - Part C - Section 1 and 2 |
| NONE | Schedule DB - Part C - Section 3 and Part D - Section 1 |
| NONE | Schedule DB - Part D - Section 2 and 3 |
| NONE | Schedule DB - Part E - Section 1 |
| NONE | Schedule DM |

NONE

Schedule E - Part 2

NONE

Schedule E - Part 2