



ANNUAL STATEMENT
FOR THE YEAR ENDED DECEMBER 31, 2013
OF THE CONDITION AND AFFAIRS OF THE

The Bankers Guarantee Title &Trust Company

NAIC Group Code 0000, NAIC Company Code 50164 Employer's ID Number 340083590
(Current Period) (Prior Period)

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

Country of Domicile US

Incorporated/Organized August 11, 1911 Commenced Business August 11, 1911

Statutory Home Office 2872 W Market Street, Fairlawn, Ohio 44333
(Street and Number, City or Town, State, Country and Zip Code)

Main Administrative Office 2872 W Market, Fairlawn, Ohio, US 44333 3308671600
(Street and Number, City or Town, State, Country and Zip Code) (Area Code) (Telephone Number)

Mail Address N/A
(Street and Number or P.O. Box, City or Town, State, Country and Zip Code)

Primary Location of Books and Records N/A
(Street and Number, City or Town, State, Country and Zip Code)
(Area Code) (Telephone Number)

Internet Website Address N/A

Statutory Statement Contact Richard L Pace 330 867 1600
(Name) (Area Code) (Telephone Number) (Extension)
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(E-Mail Address) (Fax Number)

OFFICERS

Richard L Pace (President)
Patricia K Smith (Vice Pres/Sec/Tres)
Richard M Herberich (Vice Pres)

OTHER OFFICERS

DIRECTORS OR TRUSTEES

Richard L Pace
Patricia K Smith
Richard M Herberich
David Herberich
Joes D Crawfis, III
John P Davis

State of Ohio }
County of Summit } 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.

Richard L Pace President	Patricia K Smith Vice Pres/Sec/Tres	Richard M Herberich Vice Pres
Subscribed and sworn to before me this day of 2014		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

SUMMARY INVESTMENT SCHEDULE

Investment Categories	Gross Investment Holdings		Admitted Assets as Reported in Annual Statement			
	1 Amount	2 Percentage	3 Amount	4 Securities Lending Reinvested Collateral Amount	5 Total Amount (Col 3 + Col 4)	6 Percentage
1. Bonds:						
1.1 U.S. treasury securities						
1.2 U.S. government agency obligations (excluding mortgage-backed securities):						
1.21 Issued by U.S. government agencies						
1.22 Issued by U.S. government sponsored agencies						
1.3 Non-U.S. government (including Canada, excluding mortgage-backed securities)						
1.4 Securities issued by states, territories, and possessions and political subdivisions in the U.S.:						
1.41 States, territories and possessions general obligations						
1.42 Political subdivisions of states, territories and possessions and political subdivision general obligations						
1.43 Revenue and assessment obligations						
1.44 Industrial development and similar obligations						
1.5 Mortgage-backed securities (includes residential and commercial MBS):						
1.51 Pass-through securities:						
1.511 Issued or guaranteed by GNMA						
1.512 Issued or guaranteed by FNMA and FHLMC						
1.513 All other						
1.52 CMOs and REMICs:						
1.521 Issued or guaranteed by GNMA, FNMA, FHLMC or VA						
1.522 Issued by non-U.S. Government issuers and collateralized by mortgage-backed securities issued or guaranteed by agencies shown in Line 1.521						
1.523 All other						
2. Other debt and other fixed income securities (excluding short term):						
2.1 Unaffiliated domestic securities (includes credit tenant loans and hybrid securities)						
2.2 Unaffiliated non-U.S. securities (including Canada)						
2.3 Affiliated securities						
3. Equity interests:						
3.1 Investments in mutual funds						
3.2 Preferred stocks:						
3.21 Affiliated						
3.22 Unaffiliated						
3.3 Publically traded equity securities (excluding preferred stocks):						
3.31 Affiliated						
3.32 Unaffiliated						
3.4 Other equity securities:						
3.41 Affiliated	65,000	0.355				
3.42 Unaffiliated	355,163	1.942	355,163		355,163	1.949
3.5 Other equity interests including tangible personal property under lease:						
3.51 Affiliated						
3.52 Unaffiliated						
4. Mortgage loans:						
4.1 Construction and land development						
4.2 Agricultural						
4.3 Single family residential properties	4,940,258	27.019	4,940,258		4,940,258	27.115
4.4 Multifamily residential properties						
4.5 Commercial loans	9,367,855	51.233	9,367,855		9,367,855	51.416
4.6 Mezzanine real estate loans						
5. Real estate investments:						
5.1 Property occupied by company						
5.2 Property held for production of income (including \$ of property acquired in satisfaction of debt)						
5.3 Property held for sale (including \$ property acquired in satisfaction of debt)	55,299	0.302	55,299		55,299	0.304
6. Contract loans						
7. Derivatives						
8. Receivables for securities						
9. Securities Lending (Line 10, Asset page reinvested collateral)				X X X	X X X	X X X
10. Cash, cash equivalents and short-term investments	3,396,481	18.576	3,396,481		3,396,481	18.642
11. Other invested assets	104,597	0.572	104,597		104,597	0.574
12. Total invested assets	18,284,653	100.000	18,219,653		18,219,653	100.000

SCHEDULE A - VERIFICATION BETWEEN YEARS
Real Estate

1.	Book/adjusted carrying value, December 31 of prior year		55,299
2.	Cost of acquired:		
2.1	Actual cost at time of acquisition (Part 2, Column 6)		
2.2	Additional investment made after acquisition (Part 2, Column 9)		
3.	Current year change in encumbrances:		
3.1	Totals, Part 1, Column 13		
3.2	Totals, Part 3, Column 11		
4.	Total gain (loss) on disposals, Part 3, Column 18		
5.	Deduct amounts received on disposals, Part 3, Column 15		
6.	Total foreign exchange change in book/adjusted carrying value:		
6.1	Totals, Part 1, Column 15		
6.2	Totals, Part 3, Column 13		
7.	Deduct current year's other-than-temporary impairment recognized:		
7.1	Totals, Part 1, Column 12		
7.2	Totals, Part 3, Column 10		
8.	Deduct current year's depreciation:		
8.1	Totals, Part 1, Column 11		
8.2	Totals, Part 3, Column 9		
9.	Book/adjusted carrying value at the end of current period (Line 1 plus Line 2 plus Line 3 plus Line 4 minus Line 5 plus Line 6 minus Line 7 minus Line 8)		55,299
10.	Deduct total nonadmitted amounts		
11.	Statement value at end of current period (Line 9 minus Line 10)		55,299

SCHEDULE B - VERIFICATION BETWEEN YEARS
Mortgage Loans

1.	Book value/recorded investment excluding accrued interest, December 31 of prior year		18,869,602
2.	Cost of acquired:		
2.1	Actual cost at time of acquisition (Part 2, Column 7)	54,722,484	
2.2	Additional investment made after acquisition (Part 2, Column 8)		54,722,484
3.	Capitalized deferred interest and other:		
3.1	Totals, Part 1, Column 12		
3.2	Totals, Part 3, Column 11		
4.	Accrual of discount		
5.	Unrealized valuation increase (decrease):		
5.1	Totals, Part 1, Column 9		
5.2	Totals, Part 3, Column 8		
6.	Total gain (loss) on disposals, Part 3, Column 18		242,992
7.	Deduct amounts received on disposals, Part 3, Column 15		59,526,965
8.	Deduct amortization of premium and mortgage interest points and commitment fees		
9.	Total foreign exchange change in book value/recorded investment excluding accrued interest:		
9.1	Totals, Part 1, Column 13		
9.2	Totals, Part 3, Column 13		
10.	Deduct current year's other-than-temporary impairment recognized:		
10.1	Totals, Part 1, Column 11		
10.2	Totals, Part 3, Column 10		
11.	Book value/recorded investment excluding accrued interest at end of current period (Line 1 plus Line 2 plus Line 3 plus Line 4 plus Line 5 plus Line 6 minus Line 7 minus Line 8 plus Line 9 minus Line 10)		14,308,113
12.	Total valuation allowance		
13.	Subtotal (Line 11 plus Line 12)		14,308,113
14.	Deduct total nonadmitted amounts		
15.	Statement value of mortgages owned at end of current period (Line 13 minus Line 14)		14,308,113

SCHEDULE BA - VERIFICATION BETWEEN YEARS
Other Long-Term Invested Assets

1.	Book/adjusted carrying value, December 31 of prior year		
2.	Cost of acquired:		
2.1	Actual cost at time of acquisition (Part 2, Column 8)		
2.2	Additional investment made after acquisition (Part 2, Column 9)		
3.	Capitalized deferred interest and other		
3.1	Totals, Part 1, Column 16		
3.2	Totals, Part 3, Column 12		
4.	Accrual of discount		
5.	Unrealized valuation increase (decrease):		
5.1	Totals, Part 1, Column 13		
5.2	Totals, Part 3, Column 9		
6.	Total gain (loss) on disposals, Part 3, Column 19		
7.	Deduct amounts received on disposals, Part 3, Column 18		
8.	Deduct amortization of premium and depreciation		
9.	Total foreign exchange change in book/adjusted carrying value:		
9.1	Totals, Part 1, Column 17		
9.2	Totals, Part 3, Column 14		
10.	Deduct current year's other-than-temporary impairment recognized:		
10.1	Totals, Part 1, Column 15		
10.2	Totals, Part 3, Column 11		
11.	Book/adjusted carrying value at the end of current period (Line 1 plus Line 2 plus Line 3 plus Line 4 plus Line 5 plus Line 6 minus Line 7 minus Line 8 plus Line 9 minus Line 10)		
12.	Deduct total nonadmitted amounts		
13.	Statement value at end of current period (Line 11 minus Line 12)		

NONE

SCHEDULE D - VERIFICATION BETWEEN YEARS
Bonds and Stocks

1.	Book/adjusted carrying value, December 31 of prior year		420,163
2.	Cost of bonds and stocks acquired, Part 3, Column 7		
3.	Accrual of discount		
4.	Unrealized valuation increase (decrease):		
4.1	Part 1, Column 12		
4.2	Part 2, Section 1, Column 15		
4.3	Part 2, Section 2, Column 13		
4.4	Part 4, Column 11		
5.	Total gain (loss) on disposals, Part 4, Column 19		
6.	Deduction consideration for bonds and stocks disposed of, Part 4, Column 7		
7.	Deduct amortization of premium		
8.	Total foreign exchange change in book/adjusted carrying value:		
8.1	Part 1, Column 15		
8.2	Part 2, Section 1, Column 19		
8.3	Part 2, Section 2, Column 16		
8.4	Part 4, Column 15		
9.	Deduct current year's other-than-temporary impairment recognized:		
9.1	Part 1, Column 14		
9.2	Part 2, Section 1, Column 17		
9.3	Part 2, Section 2, Column 14		
9.4	Part 4, Column 13		
10.	Book/adjusted carrying value at end of current period (Line 1 plus Line 2 plus Line 3 plus Line 4 plus Line 5 minus Line 6 minus Line 7 plus Line 8 minus Line 9)		420,163
11.	Deduct total nonadmitted amounts		65,000
12.	Statement value at end of current period (Line 10 minus Line 11)		355,163

SCHEDULE D - SUMMARY BY COUNTRY

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

Description		1 Book/Adjusted Carrying Value	2 Fair Value	3 Actual Cost	4 Par Value of Bonds
BONDS Governments (Including all obligations guaranteed by governments)	1. United States .....	.....	.....	.....	.....
	2. Canada .....	.....	.....	.....	.....
	3. Other Countries .....	.....	.....	.....	.....
	4. Totals .....	.....	.....	.....	.....
U. S. States, Territories and Possessions (Direct and guaranteed)	5. Totals .....	.....	.....	.....	.....
U. S. Political Subdivisions of States, Territories and Possessions (Direct and guaranteed)	6. Totals .....	.....	.....	.....	.....
U. S. Special revenue and special assessment obligations and all non-guaranteed obligations of agencies and authorities of governments and their political subdivisions	7. Totals .....	.....	.....	.....	.....
Industrial and Miscellaneous and Hybrid Securities (unaffiliated)	8. United States .....	.....	.....	.....	.....
	9. Canada .....	.....	.....	.....	.....
	10. Other Countries .....	.....	.....	.....	.....
	11. Totals .....	.....	.....	.....	.....
Parent, Subsidiaries and Affiliates	12. Totals .....	.....	.....	.....	.....
	13. Total Bonds .....	.....	.....	.....	.....
PREFERRED STOCKS Industrial and Miscellaneous (unaffiliated)	14. United States .....	.....	.....	.....	.....
	15. Canada .....	.....	.....	.....	.....
	16. Other Countries .....	.....	.....	.....	.....
	17. Totals .....	.....	.....	.....	.....
Parent, Subsidiaries and Affiliates	18. Totals .....	.....	.....	.....	.....
	19. Total Preferred Stocks .....	.....	.....	.....	.....
COMMON STOCKS Industrial and Miscellaneous (unaffiliated)	20. United States	355,163	355,163	355,163	.....
	21. Canada .....	.....	.....	.....	.....
	22. Other Countries .....	.....	.....	.....	.....
	23. Totals	355,163	355,163	355,163	.....
Parent, Subsidiaries and Affiliates	24. Totals	65,000	65,000	65,000	.....
	25. Total Common Stocks	420,163	420,163	420,163	.....
	26. Total Stocks	420,163	420,163	420,163	
	27. Total Bonds and Stocks	420,163	420,163	420,163	

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Sch. D, Pt. 1A, Sn. 1, Quality and Mat. Dist. All Bonds
NONE

Page SI06

Sch. D, Pt. 1A, Sn. 1, Quality and Mat. Dist. All Bonds (Cont)
NONE

Page SI07

Sch. D, Pt. 1A, Sn. 1, Quality and Mat. Dist. All Bonds (Cont)
NONE

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Sch. D, Pt. 1A, Sn. 2, Maturity Distribution All Bonds
NONE

Page SI09

Sch. D, Pt. 1A, Sn. 2, Maturity Distribution All Bonds (Cont)
NONE

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Schedule DA, Verification of Short-Term Investments
NONE

Page SI11

Schedule DB, Part A, Verification Between Years
NONE

Schedule DB, Part B, Verification Between Years
NONE

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Schedule DB, Part C, Section 1
NONE

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Schedule DB, Part C, Section 2
NONE

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Schedule DB, Verification
NONE

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Schedule E Verification Between Years
NONE

SCHEDULE A - PART 1

Showing all Real Estate OWNED December 31 of Current Year

1	2	Location		5	6	7	8	9	10	Change in Book/Adjusted Carrying Value Less Encumbrances					16	17
		3	4							11	12	13	14	15		
Description of Property	Code	City	State	Date Acquired	Date of Last Appraisal	Actual Cost	Amount of Encumbrances	Book/Adjusted Carrying Value Less Encumbrances	Fair Value Less Encumbrances	Current Year's Depreciation	Current Year's Other-Than- Temporary Impairment Recognized	Current Year's Change in Encumbrances	Total Change in B./A.C.V. (13-11-12)	Total Foreign Exchange Change in B./A.C.V.	Gross Income Earned Less Interest Incurred on Encumbrances	Taxes, Repairs and Expenses Incurred
Properties held for sale																
Wooster Rd		Akron	OH	01/01/1983	03/16/2013	55,299			200,000							
0599999 - Properties held for sale						55,299			200,000							
0699999 - TOTALS						55,299			200,000							

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Schedule A, Pt. 2, Real Estate Acquired

NONE

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Schedule A, Pt. 3, Real Estate Sold

NONE

SCHEDULE B - PART 1

Showing all Mortgage Loans OWNED December 31 of Current Year

1	2	Location		5	6	7	8	Change in Book Value/ Recorded Investment					14	15
		3	4					9	10	11	12	13		
Loan Number	Code	City	State	Loan Type	Date Acquired	Rate of Interest	Book Value/Recorded Investment Excluding Accrued Interest	Unrealized Valuation Increase (Decrease)	Current Year's (Amortization) / Accretion	Current Year's Other-than-Temporary Impairment Recognized	Capitalized Deferred Interest and Other	Total Foreign Exchange Change in Book Value	Value of Land and Buildings	Date of Last Appraisal or Valuation
Mortgages in good standing - Residential mortgages - insured or guaranteed														
various		various			OH		01/01/2010							
0299999 - Mortgages in good standing - Residential mortgages - insured or guaranteed														
Mortgages in good standing - Residential mortgages - all other														
various		various			OH		01/01/2013	4,940,258						
0399999 - Mortgages in good standing - Residential mortgages - all other														
Mortgages in good standing - Commercial mortgages - all other														
various		various			various		01/01/2013	9,367,855						
0599999 - Mortgages in good standing - Commercial mortgages - all other														
0899999 - TOTAL Mortgages in good standing														
3399999 - TOTALS														

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

SCHEDULE B - PART 2

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

1 Loan Number	Location		4 Loan Type	5 Date Acquired	6 Rate of Interest	7 Actual Cost at Time of Acquisition	8 Additional Investment Made After Acquisition	9 Value of Land and Buildings
	2 City	3 State						
Mortgages in good standing - Residential mortgages - all other								
various	various	OH		01/01/2013		48,902,484		
0399999	- Mortgages in good standing - Residential mortgages - all other					48,902,484		
Mortgages in good standing - Commercial mortgages - all other								
various	various	OH		01/01/2012		5,820,000		
0599999	- Mortgages in good standing - Commercial mortgages - all other					5,820,000		
0899999 - TOTAL Mortgages in good standing (sum of 0199999 - 0799999)						54,722,484		
3399999 - TOTAL Mortgages (sum of 0899999, 1699999, 2499999 and 3299999)						54,722,484		

SCHEDULE B - PART 3

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

1	Location		4	5	6	7	Change in Book/Recorded Investment						14 Book Value/Recorded Investment Excluding Accrued Interest on Disposal	15	16	17	18
							8	9	10	11	12	13					
	2	3					Book Value/Recorded Investment Excluding Accrued Interest Prior Year	Unrealized Valuation Increase (Decrease)	Current Year's (Amortization) / Accretion	Current Year's Other-Than- Temporary Impairment Recognized	Capitalized Deferred Interest and Other	Total Change in Book Value (8+9-10+11)						Total Foreign Exchange Change in Book Value	Foreign Exchange Gain (Loss) on Disposal	Realized Gain (Loss) on Disposal	Total Gain (Loss) on Disposal
Loan Number	City	State	Loan Type	Date Acquired	Disposal Date								Consideration				
Mortgages closed by repayment																	
various	various	OH		01/01/2013	01/31/2013	59,526,965							59,526,965		242,992	242,992	
0199999 - Mortgages closed by repayment						59,526,965							59,526,965		242,992	242,992	
0599999 - TOTALS						59,526,965							59,526,965		242,992	242,992	

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Schedule BA, Pt. 1, Other Long-Term Invested Assets Owned
NONE

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Schedule BA, Pt. 2, Other Long-Term Invested Assets Acquired
NONE

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Schedule BA, Pt. 3, Other Long-Term Invested Assets Disposed
NONE

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Sch. D, Pt. 1, Long-Term Bonds Owned
NONE

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Sch. D, Pt. 2, Sn. 1, Preferred Stocks Owned
NONE

SCHEDULE D - PART 2 - SECTION 2

Showing all COMMON STOCKS Owned December 31 of Current Year

1	2	Codes		5	6	Fair Value		9	Dividends			Changes in Book/Adjusted Carrying Value				17	18
		3	4			7	8		10	11	12	13	14	15	16		
CUSIP Identification	Description	Code	Foreign	Number of Shares	Book/Adjusted Carrying Value	Rate Per Share Used to Obtain Fair Value	Fair Value	Actual Cost	Declared but Unpaid	Amount Received During Year	Nonadmitted Declared But Unpaid	Unrealized Valuation Increase/ (Decrease)	Current Year's Other-Than- Temporary Impairment Recognized	Total Change in B./A.C.V. (13 - 14)	Total Foreign Exchange Change in B./A.C.V.	NAIC Market Indicator (a)	Date Acquired
Industrial and Miscellaneous (Unaffiliated)																	
313586-10-9	Fannie Mae	A		4,000	63	15.750	63	63								A	01/01/1995
313586-10-9	FHLB Cincinnati	A		3,551,000	355,100	100.000	355,100	355,100		11,277						A	04/01/2004
9099999	Industrial and Miscellaneous (Unaffiliated)				355,163		355,163	355,163		11,277							
Parent, Subsidiaries, and Affiliates																	
313586-10-9	Ohio General Corporation	Is		100,000	65,000	650.000	65,000	65,000								A	01/01/1980
9199999	Parent, Subsidiaries, and Affiliates				65,000		65,000	65,000									
9799999	Total Common Stocks				420,163		420,163	420,163		11,277							
9899999	Total Preferred and Common Stocks				420,163		420,163	420,163		11,277							

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

SCHEDULE D - PART 3

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

1	2	3	4	5	6	7	8	9
CUSIP Identification	Description	Foreign	Date Acquired	Name of Vendor	Number of Shares of Stock	Actual Cost	Par Value	Paid for Accrued Interest and Dividends

Common Stocks - Parent, Subsidiaries, and Affiliates
A-- Ohio General 01/01/2011 none
9199999 - Subtotal - Common Stocks - Parent, Subsidiaries, and Affiliates

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Sch. D, Pt. 4, Long-Term Bonds and Stocks Disposed of
NONE

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Sch. D, Pt. 5, Long-Term Bonds and Stocks Acquired and Disp. of
NONE

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Sch. D, Pt. 6, Sn. 1, Valuation of Shares
NONE

Sch. D, Pt. 6, Sn. 2, Valuation of Shares
NONE

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Schedule DA, Pt. 1, Short-Term Investments
NONE

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Schedule DB, Part A, Section 1
NONE

Description of Hedged Risk (s)
NONE

Financial or Economic Impact of the Hedge
NONE

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Schedule DB, Part A, Section 2
NONE

Description of Hedged Risk (s)
NONE

Financial or Economic Impact of the Hedge
NONE

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Schedule DB, Part B, Section 1
NONE

Broker Name
NONE

Description of Hedged Risk (s)
NONE

Financial or Economic Impact of the Hedge
NONE

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Schedule DB, Part B, Section 2
NONE

Description of Hedged Risk (s)
NONE

Financial or Economic Impact of the Hedge
NONE

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Schedule DB, Part D, Section 1

NONE

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Schedule DB, Part D, Section 2, Collateral Pledged By

NONE

Schedule DB, Part D, Section 2, Collateral Pledged To

NONE

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Schedule DL, Part 1, Securities Lending Collateral Assets

NONE

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Schedule DL, Part 2, Securities Lending Collateral Assets

NONE

SCHEDULE E - PART 1 - CASH

1		2	3	4	5	6	7
Depository		Code	Rate of Interest	Amount of Interest Received During Year	Amount of Interest Accrued December 31 of Current Year	Balance	*
Name	Location and Supplemental Information						
Open Depositories							
cash						250	
Fhlb collateral account						225,000	
Chase Operating account						140,826	
Westfield Bank						3,028,768	
FHLB DDa						1,637	
0199999 - TOTAL - Open Depositories						3,396,481	
0399999 - TOTAL Cash on Deposit						3,396,481	
0599999 - TOTAL Cash						3,396,481	

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

1. January		4. April		7. July		10. October	
2. February		5. May		8. August		11. November	
3. March		6. June		9. September		12. December	

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Schedule E, Part 2, Cash Equivalents
NONE

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Schedule E, Part 3, Special Deposits
NONE

Title

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