



## ASSETS

	Current Year			Prior Year
	1 Assets	2 Nonadmitted Assets	3 Net Admitted Assets (Col 1 - Col 2)	4 Net Admitted Assets
1. Bonds (Schedule D) .....				
2. Stocks (Schedule D):				
2.1 Preferred stocks .....				
2.2 Common stocks .....	420,163	65,000	355,163	355,163
3. Mortgage loans on real estate (Schedule B):				
3.1 First liens .....		9,986,729	9,986,729	13,411,946
3.2 Other than first liens .....		250,000	250,000	896,167
4. Real estate (Schedule A):				
4.1 Properties occupied by the company (less \$ ....., encumbrances) .....				
4.2 Properties held for the production of income (less \$ ....., encumbrances) .....				
4.3 Properties held for sale (less \$ ....., encumbrances) .....		55,299	55,299	55,299
5. Cash (\$ ..... 7,396,874 , Schedule E - Part 1), cash equivalents (\$ ..... , Schedule E - Part 2) and short-term investments (\$ ..... , Schedule DA) .....		7,396,874	7,396,874	3,396,481
6. Contract loans (including \$ ..... premium notes) .....				
7. Derivatives (Schedule DB) .....				
8. Other invested assets (Schedule BA) .....				
9. Receivables for securities .....				
10. Securities lending reinvested collateral assets (Schedule DL) .....				
11. Aggregate write-ins for invested assets .....	46,420		46,420	104,597
12. Subtotals, cash and invested assets (Line 1 through Line 11) .....	18,155,485	65,000	18,090,485	18,219,653
13. Title plants less \$ ..... charged off (for Title insurers only) .....				
14. Investment income due and accrued .....				
15. Premiums and considerations:				
15.1 Uncollected premiums and agents' balances in the course of collection .....				
15.2 Deferred premiums, agents' balances and installments booked but deferred and not yet due (including \$ ..... 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 .....				
17. Amounts receivable relating to uninsured plans .....				
18.1 Current federal and foreign income tax recoverable and interest thereon .....				
18.2 Net deferred tax asset .....				
19. Guaranty funds receivable or on deposit .....				
20. Electronic data processing equipment and software .....				
21. Furniture and equipment, including health care delivery assets (\$ ..... ) .....	46,483	46,483		
22. Net adjustment in assets and liabilities due to foreign exchange rates .....				
23. Receivables from parent, subsidiaries and affiliates .....				
24. Health care (\$ ..... ) and other amounts receivable .....				
25. Aggregate write-ins for other-than-invested assets .....	10,492,769	3,377,649	7,115,120	7,960,929
26. Total assets excluding Separate Accounts, Segregated Accounts and Protected Cell Accounts (Line 12 to Line 25) .....	28,694,737	3,489,132	25,205,605	26,180,582
27. From Separate Accounts, Segregated Accounts and Protected Cell Accounts .....				
28. Total (Line 26 and Line 27) .....	28,694,737	3,489,132	25,205,605	26,180,582
<b>DETAILS OF WRITE-INS</b>				
1101. Interest Receivable .....		46,420		46,420
1102. .....				104,597
1103. .....				
1198. Summary of remaining write-ins for Line 11 from overflow page .....				
1199. Totals (Line 1101 through Line 1103 plus Line 1198) (Line 11 above) .....	46,420		46,420	104,597
2501. Miscellaneous receivables and prepaids other than pension .....		2,144,316	2,144,316	
2502. Prepaid Pension .....		1,233,333	1,233,333	
2503. Funds Segregated for others .....		7,115,120		7,115,120
2598. Summary of remaining write-ins for Line 25 from overflow page .....				7,960,929
2599. Totals (Line 2501 through Line 2503 plus Line 2598) (Line 25 above) .....	10,492,769	3,377,649	7,115,120	7,960,929

**LIABILITIES, SURPLUS AND OTHER FUNDS**

	1 Current Year	2 Prior Year
1. Known claims reserve (Part 2B, Line 3, Column 4) .....		
2. Statutory premium reserve (Part 1B, Line 2.6, Column 1) .....	123,009	95,647
3. Aggregate of other reserves required by law .....		
4. Supplemental reserve (Part 2B, Column 4, Line 10) .....		
5. Commissions, brokerage and other charges due or accrued to attorneys, agents and real estate brokers .....		
6. Other expenses (excluding taxes, licenses and fees) .....	178,928	193,311
7. Taxes, licenses and fees (excluding federal and foreign income taxes) .....		
8.1 Current federal and foreign income taxes (including \$..... on realized capital gains (losses)) .....	(123,416)	(72,082)
8.2 Net deferred tax liability .....	245,334	131,804
9. Borrowed money \$..... and interest thereon \$.....	6,648,116	7,733,248
10. Dividends declared and unpaid .....		
11. Premiums and other consideration received in advance .....		
12. Unearned interest and real estate income received in advance .....		
13. Funds held by company under reinsurance treaties .....		
14. Amounts withheld or retained by company for account of others .....		
15. Provision for unauthorized and certified (\$.....) reinsurance .....		
16. Net adjustment in assets and liabilities due to foreign exchange rates .....		
17. Drafts outstanding .....		
18. Payable to parent, subsidiaries and affiliates .....		
19. Derivatives .....		
20. Payable for securities .....		
21. Payable for securities lending .....		
22. Aggregate write-ins for other liabilities .....	7,139,444	7,991,300
23. Total liabilities (Line 1 through Line 22) .....	14,211,415	16,073,228
24. Aggregate write-ins for special surplus funds .....		
25. Common capital stock .....		
26. Preferred capital stock .....	631,250	631,250
27. Aggregate write-ins for other than special surplus funds .....		
28. Surplus notes .....		
29. Gross paid in and contributed surplus .....	5,456,495	5,456,495
30. Unassigned funds (surplus) .....	4,906,444	4,019,609
31. Less treasury stock, at cost:		
31.1 ..... shares common (value included in Line 25 \$.....)		
31.2 ..... shares preferred (value included in Line 26 \$.....)		
32. Surplus as regards policyholders (Line 24 through Line 30 minus Line 31) (Page 4, Line 32) .....	10,994,189	10,107,354
33. TOTALS (Page 2, Line 28, Column 3) .....	25,205,604	26,180,582
<b>DETAILS OF WRITE-INS</b>		
0301.....		
0302.....		
0303.....		
0398. Summary of remaining write-ins for Line 3 from overflow page .....		
0399. Totals (Line 0301 through Line 0303 plus Line 0398) (Line 3 above) .....		
2201. Loan Escrow .....	24,327	30,371
2202. Funds Segregated for others .....	7,115,120	7,960,929
2203. Rounding .....	(3)	
2298. Summary of remaining write-ins for Line 22 from overflow page .....		
2299. Totals (Line 2201 through Line 2203 plus Line 2298) (Line 22 above) .....	7,139,444	7,991,300
2401.....		
2402.....		
2403.....		
2498. Summary of remaining write-ins for Line 24 from overflow page .....		
2499. Totals (Line 2401 through Line 2403 plus Line 2498) (Line 24 above) .....		
2701.....		
2702.....		
2703.....		
2798. Summary of remaining write-ins for Line 27 from overflow page .....		
2799. Totals (Line 2701 through Line 2703 plus Line 2798) (Line 27 above) .....		

**OPERATIONS AND INVESTMENT EXHIBIT**  
**STATEMENT OF INCOME**

	1 Current Year	2 Prior Year
<b>OPERATING INCOME</b>		
1. Title insurance and related income (Part 1):		
1.1 Title insurance premiums earned (Part 1B, Line 3, Column 1) .....	124,276	145,723
1.2 Escrow and settlement services (Part 1A, Line 2, Column 4) .....		
1.3 Other title fees and service charges (Part 1A, Total of Lines 3, 4, 5 and 6, Column 4) .....		
2. Other operating income (Part 4, Line 2, Column 5) .....	1,450,295	1,424,283
3. Total Operating Income (Line 1 through Line 2) .....	1,574,571	1,570,006
<b>EXPENSES:</b>		
4. Losses and loss adjustment expenses incurred (Part 2A, Line 10, Column 4) .....		
5. Operating expenses incurred (Part 3, Line 24, Column 4) .....	109,189	144,927
6. Other operating expenses (Part 4, Line 6, Column 5) .....	1,345,514	1,182,684
7. Total Operating Expenses .....	1,454,703	1,327,611
8. Net operating gain or (loss) (Line 3 minus Line 7) .....	119,868	242,395
<b>INVESTMENT INCOME</b>		
9. Net investment income earned (Exhibit of Net Investment Income, Line 17) .....	197,869	290,315
10. Net realized capital gains (losses) less capital gains tax of \$ (Exhibit of Capital Gains (Losses)) .....		67,072
11. Net investment gain (loss) (Line 9 plus Line 10) .....	197,869	357,387
<b>OTHER INCOME</b>		
12. Aggregate write-ins for miscellaneous income or (loss) or other deductions .....		
13. Net income after capital gains tax and before all other federal income taxes (Line 8 plus Line 11 plus Line 12) .....	317,737	599,782
14. Federal and foreign income taxes incurred .....	42,742	172,434
15. Net income (Line 13 minus Line 14) .....	274,995	427,348
<b>CAPITAL AND SURPLUS ACCOUNT</b>		
16. Surplus as regards policyholders, December 31 prior year (Page 3, Line 32, Column 2) .....	10,107,354	9,487,719
17. Net income (from Line 15) .....	274,995	427,348
18. Change in net unrealized capital gains or (losses) less capital gains tax of \$ .....	63,478	67,072
19. Change in net unrealized foreign exchange capital gain (loss) .....		
20. Change in net deferred income tax .....		
21. Change in nonadmitted assets (Exhibit of Nonadmitted Assets, Line 28, Column 3) .....		
22. Change in provision for unauthorized and certified reinsurance (Page 3, Line 15, Column 2 minus Column 1) .....		
23. Change in supplemental reserves (Page 3, Line 4, Column 2 minus Column 1) .....		
24. Change in surplus notes .....		
25. Cumulative effect of changes in accounting principles .....		
26. Capital Changes:		
26.1 Paid in .....		
26.2 Transferred from surplus (Stock Dividend) .....		
26.3 Transferred to surplus .....		
27. Surplus Adjustments:		
27.1 Paid in .....		
27.2 Transferred to capital (Stock Dividend) .....		
27.3 Transferred from capital .....		
28. Dividends to stockholders .....		(446,925)
29. Change in treasury stock (Page 3, Line 31.1 and Line 31.2, Column 2 minus Column 1) .....		
30. Aggregate write-ins for gains and losses in surplus .....		
31. Change in surplus as regards policyholders for the year (Line 17 through Line 30) .....	886,835	619,635
32. Surplus as regards policyholders, December 31 current year (Line 16 plus Line 31) (Page 3, Line 32) .....	10,994,189	10,107,354
<b>DETAILS OF WRITE-INS</b>		
1201 .....		
1202 .....		
1203 .....		
1298. Summary of remaining write-ins for Line 12 from overflow page .....		
1299. TOTALS (Line 1201 through Line 1203 plus Line 1298) (Line 12 above) .....		
3001. Rounding .....		
3002. Prior period adjustment after the completion of the 2010 report .....		
3003 .....		
3098. Summary of remaining write-ins for Line 30 from overflow page .....		
3099. TOTALS (Line 3001 through Line 3003 plus Line 3098) (Line 30 above) .....		

**CASH FLOW**

	1 Current Year	2 Prior Year
<b>Cash from Operations</b>		
1. Premiums collected net of reinsurance .....	124,276	145,723
2. Net investment income .....	197,869	357,387
3. Miscellaneous income .....	1,450,295	1,424,283
4. Total (Line 1 through Line 3) .....	1,772,440	1,927,393
5. Benefit and loss related payments .....		
6. Net transfers to Separate Accounts, Segregated Accounts and Protected Cell Accounts .....		
7. Commissions, expenses paid and aggregate write-ins for deductions .....	1,454,703	1,327,611
8. Dividends paid to policyholders .....	42,742	172,434
9. Federal and foreign income taxes paid (recovered) net of \$ ..... tax on capital gains (losses) .....		
10. Total (Line 5 through Line 9) .....	1,497,445	1,500,045
11. Net cash from operations (Line 4 minus Line 10) .....	274,995	427,348
<b>Cash from Investments</b>		
12. Proceeds from investments sold, matured or repaid:		
12.1 Bonds .....	27,437,007	59,283,973
12.2 Stocks .....		
12.3 Mortgage loans .....	58,117	
12.4 Real estate .....		
12.5 Other invested assets .....		
12.6 Net gains or (losses) on cash, cash equivalents and short-term investments .....		
12.7 Miscellaneous proceeds .....		
12.8 Total investment proceeds (Line 12.1 through Line 12.7) .....	27,495,124	59,283,973
13. Cost of investments acquired (long-term only):		
13.1 Bonds .....	23,365,623	54,722,484
13.2 Stocks .....		
13.3 Mortgage loans .....	58,145	
13.4 Real estate .....		
13.5 Other invested assets .....		
13.6 Miscellaneous applications .....		
13.7 Total investments acquired (Line 13.1 through Line 13.6) .....	23,365,623	54,780,629
14. Net increase (decrease) in contract loans and premium notes .....		
15. Net cash from investments (Line 12.8 minus Line 13.7 minus Line 14) .....	4,129,501	4,503,344
<b>Cash from Financing and Miscellaneous Sources</b>		
16. Cash provided (applied):		
16.1 Surplus notes, capital notes .....		
16.2 Capital and paid in surplus, less treasury stock .....	(1,085,132)	(1,911,306)
16.3 Borrowed funds .....		
16.4 Net deposits on deposit-type contracts and other insurance liabilities .....	446,925	
16.5 Dividends to stockholders .....	1,127,954	(17,098)
16.6 Other cash provided (applied) .....		
17. Net cash from financing and miscellaneous sources (Line 16.1 through Line 16.4 minus Line 16.5 plus Line 16.6) .....	(404,103)	(1,928,404)
<b>RECONCILIATION OF CASH, CASH EQUIVALENTS AND SHORT-TERM INVESTMENTS</b>		
18. Net change in cash, cash equivalents and short-term investments (Line 11 plus Line 15 plus Line 17) .....	4,000,393	3,002,288
19. Cash, cash equivalents and short-term investments:		
19.1 Beginning of year .....	3,396,481	394,193
19.2 End of year (Line 18 plus Line 19.1) .....	7,396,874	3,396,481

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

20.0001 .....		
20.0002 .....		
20.0003 .....		
20.0004 .....		
20.0005 .....		
20.0006 .....		
20.0007 .....		
20.0008 .....		
20.0009 .....		
20.0010 .....		

**OPERATIONS AND INVESTMENT EXHIBIT****PART 1A - SUMMARY OF TITLE INSURANCE PREMIUMS WRITTEN AND RELATED REVENUES**

	1 Direct Operations	Agency Operation		4 Current Year Total (Columns 1 plus 2 plus 3)	5 Prior Year Total
		2 Non-Affiliated Agency Operations	3 Affiliated Agency Operations		
1. Direct premiums written (Sch. T, Line 59, Columns 3, 4 and 5) .....		132,784		132,784	157,321
2. Escrow and settlement service charges .....					
3. Title examinations .....					
4. Searches and abstracts .....					
5. Surveys .....					
6. Aggregate write-ins for service charges .....					
7. TOTALS (Lines 1 to 6) .....		132,784		132,784	157,321
<b>DETAILS OF WRITE-INS</b>					
0601. ....					
0602. ....					
0603. ....					
0698. Summary of remaining write-ins for Line 6 from overflow page .....					
0699. Total (Line 0601 through Line 0603 plus Line 0698) (Line 6 above) .....					

**PART 1B - PREMIUMS EARNED EXHIBIT**

		1 Current Year	2 Prior Year
1. Title premiums written:			
1.1 Direct (Part 1A, Line 1, Column 4) .....		132,784	157,321
1.2 Assumed .....			
1.3 Ceded .....			
1.4 Net title premiums written (Line 1.1 plus Line 1.2 minus Line 1.3) .....		132,784	157,321
2. Statutory premium reserve:			
2.1 Balance at December 31 prior year .....		95,647	84,050
2.2 Aggregate write-ins for book adjustments to Line 2.1 .....			
2.3 Additions during the current year .....		13,278	15,731
2.4 Withdrawals during the current year .....		4,770	4,134
2.5 Aggregate write-ins for other adjustments not effecting earned premiums .....		18,854	
2.6 Balance at December 31 current year (Line 2.1 plus Line 2.2 plus Line 2.3 minus Line 2.4 plus Line 2.5) .....		123,009	95,647
3. Net title premiums earned during year (Line 1.4 plus Line 2.1 plus Line 2.5 minus Line 2.6) (Sch. T, Line 59, Column 7) .....		124,276	145,724
<b>DETAILS OF WRITE-INS</b>			
2.201 ....			
2.202 ....			
2.203 ....			
2.298 Summary of remaining write-ins for Line 2.2 from overflow page .....			
2.299 Total (Line 2.201 through Line 2.203 plus Line 2.298) (Line 2.2 above) .....			
2.501 Correct prior year 2013 .....		18,854	
2.502 .....			
2.503 .....			
2.598 Summary of remaining write-ins for Line 2.5 from overflow page .....			
2.599 Total (Line 2.501 through Line 2.503 plus Line 2.598) (Line 2.5 above) .....		18,854	

**Page 7**  
Operations and Investment Exhibit, Part 2A  
**NONE**

**OPERATIONS AND INVESTMENT EXHIBIT****PART 2B - UNPAID LOSSES AND LOSS ADJUSTMENT EXPENSES**

	1 Direct Operations	Agency Operations		4 Total Current Year (Columns 1 plus 2 plus 3)	5 Total Prior Year
		2 Non-Affiliated Agency Operations	3 Affiliated Agency Operations		
1. Loss and allocated LAE reserve for title and other losses of which notice has been received:					
1.1 Direct (Schedule P, Part 1, Line 12, Column 17) .....					
1.2 Reinsurance assumed (Schedule P, Part 1, Line 12, Column 18) .....					
2. Deduct reinsurance recoverable from authorized and unauthorized companies (Schedule P, Part 1, Line 12, Column 19) .....					
3. Known claims reserve net of reinsurance (Line 1.1 plus Line 1.2 minus Line 2) .....					
4. Incurred But Not Reported:					
4.1 Direct (Schedule P, Part 1, Line 12, Column 20) .....					
4.2 Reinsurance assumed (Schedule P, Part 1, Line 12, Column 21) .....					
4.3 Reinsurance ceded (Schedule P, Part 1, Line 12, Column 22) .....					
4.4 Net incurred but not reported (Line 4.1 plus Line 4.2 minus Line 4.3) .....					
5. Unallocated LAE reserve (Schedule P, Part 1, Line 12, Column 23) .....					
6. Less discount for time value of money, if allowed (Schedule P, Part 1, Line 12, Column 33) .....	XXX	XXX	XXX		
7. Total Schedule P reserves (Line 3 plus Line 4.4 plus Line 5 minus Line 6) (Schedule P, Part 1, Line 12, Column 34) .....	XXX	XXX	XXX		
8. Statutory premium reserve at year end (Part 1B, Line 2.6) .....	XXX	XXX	XXX	123,009	95,647
9. Aggregate of other reserves required by law (Page 3, Line 3) .....	XXX	XXX	XXX		
10. Supplemental reserve (a) (Line 7 minus (Line 3 plus Line 8 plus Line 9)) .....	XXX	XXX	XXX		

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

## ANNUAL STATEMENT FOR THE YEAR 2014 OF THE BANKERS GUARANTEE TITLE &amp; TRUST CO

## OPERATIONS AND INVESTMENT EXHIBIT

## PART 3 - EXPENSES

	Title and Escrow Operating Expenses				5 Unallocated Loss Adjustment Expenses	6 Other Operations	7 Investment Expenses	Totals				
	1 Direct Operations	Agency Operations		4 Total (Column 1 plus Column 2 plus Column 3)				8 Current Year (Column 4 plus Column 5 plus Column 6 plus Column 7)	9 Prior Year			
		2 Non-affiliated Agency Operations	3 Affiliated Agency Operations									
1. Personnel costs:												
1.1 Salaries .....		1,310		1,310		392,879	129,650	523,839	562,040			
1.2 Employee relations and welfare .....		24		24		7,267	2,398	9,689	12,323			
1.3 Payroll taxes .....		127		127		38,071	12,563	50,781	53,189			
1.4 Other personnel costs .....		231		231		69,327	22,878	92,436	80,675			
1.5 Total personnel costs .....		1,692		1,692		507,544	167,489	676,725	708,227			
2. Amounts paid to or retained by title agents .....		101,734		101,734				101,734	106,555			
3. Production services (purchased outside):												
3.1 Searches, examinations and abstracts .....												
3.2 Surveys .....												
3.3 Other .....		16		16		4,868	1,606	6,490	4,695			
4. Advertising .....		17		17		4,961	1,637	6,615	4,627			
5. Boards, bureaus and associations .....		38		38		11,323	3,737	15,098	17,508			
6. Title plant rent and maintenance .....												
7. Claim adjustment services .....		X X X	X X X	X X X		X X X	X X X					
8. Amounts charged off, net of recoveries .....						97,707	32,136	129,843	345,575			
9. Marketing and promotional expenses .....												
10. Insurance .....		54		54		16,329	5,389	21,772	19,209			
11. Directors' fees .....		94		94		18,750	18,656	37,500	15,001			
12. Travel and travel items .....		13		13		3,816	1,259	5,088	5,221			
13. Rent and rent items .....		192		192		57,569	18,998	76,759	75,895			
14. Equipment .....		58		58		17,520	5,782	23,360	23,706			
15. Cost or depreciation of EDP equipment and software .....												
16. Printing, stationery, books and periodicals .....		23		23		6,753	2,228	9,004	10,869			
17. Postage, telephone, messengers and express .....		47		47		14,196	4,685	18,928	19,757			
18. Legal and auditing .....		379		379		113,737	37,533	151,649	61,647			
19. Totals (Line 1.5 to Line 18) .....		104,357		104,357		875,073	301,135	1,280,565	1,428,492			
20. Taxes, licenses and fees:												
20.1 State and local insurance taxes .....												
20.2 Insurance department licenses and fees .....		4,823		4,823				4,823	35,931			
20.3 Gross guaranty association assessments .....												
20.4 All other (excluding federal income and real estate) .....		9		9		1,967	1,959	3,935	12			
20.5 Total taxes, licenses and fees (Line 20.1 plus Line 20.2 plus Line 20.3 plus Line 20.4) .....		4,832		4,832		1,967	1,959	8,758	35,943			
21. Real estate expenses .....												
22. Real estate taxes .....												
23. Aggregate write-ins for other expenses .....						468,474	149,773	618,247	407,299			
24. Total expenses incurred (Line 19 plus Line 20.5 plus Line 21 plus Line 22 plus Line 23) .....		109,189		109,189		1,345,514	452,867	(a) 1,907,570	1,871,734			
25. Less unpaid expenses - current year .....												
26. Add unpaid expenses - prior year .....												
27. TOTAL EXPENSES PAID (Line 24 minus Line 25 plus Line 26) .....		109,189		109,189		1,345,514	452,867	1,907,570	1,871,734			
<b>DETAILS OF WRITE-INS</b>												
2301. Marketing fees & origination expense .....						159,786	133,526	159,786	(135,990)			
2302. Interest .....								133,526	194,578			
2303. G/fees, bank fees and other .....						308,688	16,247	324,935	348,711			
2398. Summary of remaining write-ins for Line 23 from overflow page .....												
2399. Totals (Line 2301 through Line 2303 plus Line 2398) (Line 23 above) .....						468,474	149,773	618,247	407,299			

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

## ANNUAL STATEMENT FOR THE YEAR 2014 OF THE BANKERS GUARANTEE TITLE &amp; TRUST CO

## OPERATIONS AND INVESTMENT EXHIBIT

## PART 4 - NET OPERATING GAIN/LOSS EXHIBIT

	1 Direct Operations	Agency Operations		4 Total (Column 1 plus Column 2 plus Column 3)	5 Other Operations	Totals	
		2 Non-affiliated Agency Operations	3 Affiliated Agency Operations			6 Current Year (Column 4 plus Column 5)	7 Prior Year
1. Title insurance and related income (Part 1):							
1.1 Title insurance premiums earned (Part 1B, Line 3, Column 1) .....			124,276			124,276	X X X .....
1.2 Escrow and settlement services (Part 1A, Line 2) .....						X X X .....	
1.3 Other title fees and service charges (Part 1A, Lines 3 through 6) .....						X X X .....	
2. Aggregate write-ins for other operating income .....	X X X	X X X	X X X	X X X .....	1,450,295	1,450,295 .....	1,424,283
3. Total Operating Income (Line 1.1 through Line 1.3 plus Line 2) .....		124,276		124,276 .....	1,450,295	1,574,571 .....	1,570,006
DEDUCT:							
4. Losses and loss adjustment expenses incurred (Part 2A, Line 10, Column 4) .....						X X X .....	
5. Operating expenses incurred (Part 3, Line 24, Column 1 to Column 3 and Column 6) .....		109,189		109,189 .....	1,345,514	1,454,703 .....	1,327,611
6. Total Operating Deductions (Line 4 plus Line 5) .....		109,189		109,189 .....	1,345,514	1,454,703 .....	1,327,611
7. Net operating gain or (loss) (Line 3 minus Line 6) .....		15,087		15,087 .....	104,781	119,868 .....	242,395
<b>DETAILS OF WRITE-INS</b>							
0201. Mortgage operations .....	X X X	X X X	X X X	X X X .....	1,450,295	1,450,295 .....	1,424,283
0202. .....	X X X	X X X	X X X	X X X .....			
0203. .....	X X X	X X X	X X X	X X X .....			
0298. Summary of remaining write-ins for Line 2 from overflow page .....	X X X	X X X	X X X	X X X .....			
0299. Total (Line 0201 through Line 0203 plus Line 0298) (Line 2 above) .....	X X X	X X X	X X X	X X X .....	1,450,295	1,450,295 .....	1,424,283

## EXHIBIT OF NET INVESTMENT INCOME

		1	2
		Collected During Year	Earned During Year
1. U.S. Government bonds .....	(a) .....		
1.1 Bonds exempt from U.S. tax .....	(a) .....		
1.2 Other bonds (unaffiliated) .....	(a) .....		
1.3 Bonds of affiliates .....	(a) .....		
2.1 Preferred stocks (unaffiliated) .....	(b) .....		
2.11 Preferred stocks of affiliates .....	(b) .....	14,204	14,204
2.2 Common stocks (unaffiliated) .....			
2.21 Common stocks of affiliates .....			
3. Mortgage loans .....	(c) .....	605,271	605,271
4. Real estate .....	(d) .....		
5. Contract loans .....			
6. Cash, cash equivalents and short-term investments .....	(e) .....		
7. Derivative instruments .....	(f) .....	31,261	31,261
8. Other invested assets .....			
9. Aggregate write-ins for investment income .....			
10. Total gross investment income .....		650,736	650,736
11. Investment expenses .....	(g) .....	452,867	
12. Investment taxes, licenses and fees, excluding federal income taxes .....	(g) .....		
13. Interest expense .....	(g) .....		
14. Depreciation on real estate and other invested assets .....	(h) .....		
15. Aggregate write-ins for deductions from investment income .....	(i) .....		
16. Total deductions (Line 11 through Line 15) .....		452,867	
17. Net investment income (Line 10 minus Line 16) .....		197,869	
<b>DETAILS OF WRITE-INS</b>			
0901 .....			
0902 .....			
0903 .....			
0998. Summary of remaining write-ins for Line 9 from overflow page .....			
0999. Totals (Line 0901 through Line 0903 plus Line 0998) (Line 9 above) .....			
1501 .....			
1502 .....			
1503 .....			
1598. Summary of remaining write-ins for Line 15 from overflow page .....			
1599. Totals (Line 1501 through Line 1503 plus Line 1598) (Line 15 above) .....			
(a) Includes \$ ..... accrual of discount less \$ ..... amortization of premium and less \$ ..... paid for accrued interest on purchases.	(f) Includes \$ ..... accrual of discount less \$ ..... amortization of premium.		
(b) Includes \$ ..... accrual of discount less \$ ..... amortization of premium and less \$ ..... paid for accrued dividends on purchases.	(g) Includes \$ ..... investment expenses and \$ ..... investment taxes, licenses and fees, excluding federal income taxes, attributable to segregated and Separate Accounts.		
(c) Includes \$ ..... accrual of discount less \$ ..... amortization of premium and less \$ ..... paid for accrued interest on purchases.	(h) Includes \$ ..... interest on surplus notes and \$ ..... interest on capital notes.		
(d) Includes \$ ..... for company's occupancy of its own buildings; and excludes \$ ..... interest on encumbrances.	(i) Includes \$ ..... depreciation on real estate and \$ ..... depreciation on other invested assets.		
(e) Includes \$ ..... accrual of discount less \$ ..... amortization of premium and less \$ ..... paid for accrued interest on purchases.			

## EXHIBIT OF CAPITAL GAINS (LOSSES)

	1	2	3	4	5
	Realized Gain (Loss) On Sales or Maturity	Other Realized Adjustments	Total Realized Capital Gain (Loss) (Col. 1 + Col. 2)	Change in Unrealized Capital Gain (Loss)	Change in Unrealized Foreign Exchange Capital Gain (Loss)
1. U.S. Government bonds .....					
1.1 Bonds exempt from U.S. tax .....					
1.2 Other bonds (unaffiliated) .....					
1.3 Bonds of affiliates .....					
2.1 Preferred stocks (unaffiliated) .....					
2.11 Preferred stocks of affiliates .....					
2.2 Common stocks (unaffiliated) .....					
2.21 Common stocks of affiliates .....					
3. Mortgage loans .....					
4. Real estate .....					
5. Contract loans .....					
6. Cash, cash equivalents and short-term investments .....					
7. Derivative instruments .....					
8. Other invested assets .....					
9. Aggregate write-ins for capital gains (losses) .....				63,478	
10. Total capital gains (losses) .....				63,478	
<b>DETAILS OF WRITE-INS</b>					
0901. Net Other Comprehensive Inc - pension .....				63,478	
0902 .....					
0903 .....					
0998. Summary of remaining write-ins for Line 9 from overflow page .....					
0999. Totals (Line 0901 through Line 0903 plus Line 0998) (Line 9 above) .....				63,478	

## EXHIBIT OF NONADMITTED ASSETS

	1 Current Year Total Nonadmitted Assets	2 Prior Year Total Nonadmitted Assets	3 Change in Total Nonadmitted Assets (Col.2 - Col.1)
1. Bonds (Schedule D)			
2. Stocks (Schedule D):			
2.1 Preferred stocks			
2.2 Common stocks			
3. Mortgage loans on real estate (Schedule B):			
3.1 First liens			
3.2 Other than first liens			
4. Real estate (Schedule A):			
4.1 Properties occupied by the company			
4.2 Properties held for the production of income			
4.3 Properties held for sale			
5. Cash (Schedule E-Part 1), cash equivalents (Schedule E-Part 2) and short-term investments (Schedule DA)			
6. Contract loans			
7. Derivatives (Schedule DB)			
8. Other invested assets (Schedule BA)			
9. Receivables for securities			
10. Securities lending reinvested collateral assets (Schedule DL)			
11. Aggregate write-ins for invested assets			
12. Subtotals, cash and invested assets (Line 1 to Line 11)	65,000	65,000	
13. Title plants (for Title insurers only)			
14. Investment income due and accrued			
15. Premiums and considerations:			
15.1 Uncollected premiums and agents' balances in the course of collection			
15.2 Deferred premiums, agents' balances and installments booked but deferred and not yet due			
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			
17. Amounts receivable relating to uninsured plans			
18.1 Current federal and foreign income tax recoverable and interest thereon			
18.2 Net deferred tax asset			
19. Guaranty funds receivable or on deposit			
20. Electronic data processing equipment and software			
21. Furniture and equipment, including health care delivery assets	46,483	55,061	8,578
22. Net adjustment in assets and liabilities due to foreign exchange rates			
23. Receivables from parent, subsidiaries and affiliates			
24. Health care and other amounts receivable			
25. Aggregate write-ins for other-than-invested assets	3,377,649	4,451,960	1,074,311
26. Total assets excluding Separate Accounts, Segregated Accounts and Protected Cell Accounts (Line 12 to Line 25)	3,489,132	4,572,021	1,082,889
27. From Separate Accounts, Segregated Accounts and Protected Cell Accounts			
28. Total (Line 26 and Line 27)	3,489,132	4,572,021	1,082,889
<b>DETAILS OF WRITE-INS</b>			
1101.			
1102.			
1103.			
1198. Summary of remaining write-ins for Line 11 from overflow page			
1199. Totals (Line 1101 through Line 1103 plus Line 1198) (Line 11 above)			
2501. Misc Receivables and Prepaid Insurance	2,144,316	3,317,463	1,173,147
2502. Prepaid Pension	1,233,333	1,134,497	(98,836)
2503.			
2598. Summary of remaining write-ins for Line 25 from overflow page			
2599. Totals (Line 2501 through Line 2503 plus Line 2598) (Line 25 above)	3,377,649	4,451,960	1,074,311

**NOTES TO FINANCIAL STATEMENTS**

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***Notes to 2014 Annual Financial Statement*****NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

This summary of significant accounting policies of The Bankers Guarantee Title & Trust Company and Subsidiary (the Company) is presented to assist in understanding the Company's financial statements. The financial statements and notes are representations of the Company's management who is responsible for their integrity and objectivity.

**1. Basis of Consolidation**

The consolidated financial statements include the accounts of The Bankers Guarantee Title & Trust Company and its wholly owned subsidiary Ohio General Corp (both are corporations organized under the laws of the State of Ohio). All significant inter-company accounts and transactions have been eliminated in consolidation.

**2. Business Activities**

The Company is a title guarantee and trust company and a mortgage banker. The Company's primary activities include the origination of mortgage loans which are subsequently pooled and sold. The Company retains the servicing rights to the pooled mortgages. Other activities include the lending of funds for investment purposes. The Company grants credit to customers located primarily in Ohio.

**3. Concentration of Credit Risk**

Financial instruments that potentially subject the Company to concentrations of credit risk consist principally of cash balances with financial institutions in excess of the Federal Deposit Insurance Corporation's (FDIC) insurance limitations, cash equivalents (Note B), and long-term mortgages held for investment (Note C).

**4. Cash Equivalents**

For purposes of the Consolidated Statement of Cash Flows, the Company considers all short-term investments purchased with a maturity of three months or less to be cash equivalents (Note B).

**5. Mortgage Loans Held for Sale**

Mortgage loans held for sale are valued, in aggregate, at the lower of cost or estimated fair market value. The lower of cost or market is determined by the

**NOTES TO FINANCIAL STATEMENTS**

FNMA bid price for delivery in January 2015, and any buy up or buy down adjustment at December 31. Net unrealized losses, if any, are recognized through a valuation allowance by charges to income. The details of the balances at December 31 are as follows:

	2014	2013
First mortgage loans	\$ 723,313	\$ 1,930,949
Less; Valuation allowance	-0-	-0-
	<hr/>	<hr/>
	\$ 723,313	\$ 1,930,949
	<hr/>	<hr/>

**6. Real Estate Held for Sale**

Real estate held for sale is recorded at the lower of cost or market. Real estate which is not expected to be sold during the next fiscal year is classified as non-current and included in Other Assets (Note C).

**7. Property and equipment**

Depreciation is computed using an accelerated method for furniture and fixtures and automobiles. Leasehold improvements on rental property are amortized over the life of the lease on the straight-line method.

**8. Title Insurance Reserve**

Title insurance reserves at December 31 are comprised of the following:

	2014	2013
Reserve for title insurance and unearned title insurance premiums	\$ 123,010	\$ 95,647
	<hr/>	<hr/>

The reserve for unearned title insurance premiums has been established and adjusted annually in accordance with Section 3953.11 and Section 1735.03 of the Ohio Revised Code.

There are no known claims pending at December 31, 2013.

**9. Income Taxes**

The company is an accrual basis taxpayer which files with the Internal Revenue Service as part of a consolidated group with its parent, Nevada General Corporation. The company records its pro-rata share of federal income taxes based on the consolidated annual tax return and incurs a liability to Nevada General Corporation on this basis.

**NOTES TO FINANCIAL STATEMENTS**

Income taxes (Note K) are provided for the tax effects of transactions reported in the financial statements and consist of taxes currently due and deferred taxes. Deferred taxes relate primarily to differences between the financial and income tax reporting basis of depreciable property and equipment, pension plan assets, and loan servicing fees.

The deferred tax assets and liabilities represent the future tax return consequences of those differences, which will either be taxable or deductible when the assets and liabilities are recovered or settled.

Financial Accounting Standards Board (FASB) Accounting Standards Codification Topic 740 requires management to evaluate its tax positions to determine if any might be considered uncertain. Management reviews its tax positions on an annual basis and when necessary, consults outside parties, to evaluate the risk that all of its tax positions would be sustained upon examination. Management is of the opinion that all of its tax positions are sustainable as of December 31, 2014. During the years ended December 31, 2014 and 2013, the Company has not incurred any interest or penalties on its income tax returns. Tax returns filed by the Company generally remain subject to examination by major tax jurisdictions for three years from the date on which the returns are filed.

**10. Loan Origination Costs**

The Company has chosen to continue expensing all costs associated with loan originations instead of capitalizing the cost of original loans and amortizing them in future periods. The Company does not believe the fair value of servicing rights can be accurately estimated without additional costs and the use of assumptions which would increase the likelihood of volatility in future periods. The practice of expensing origination costs is conservative and allows for continued comparability of prior years' results.

**11. Foreclosed Assets**

Assets acquired through, or in lieu of, loan foreclosure are held for sale and are initially recorded at cost at the date of foreclosure. Subsequent to foreclosure, any additional costs incurred are capitalized and included in the gain or loss on disposal. Historically, losses, if any, on foreclosure have not been material. In years where expected losses are considered material, an allowance is recorded. Due to existing market conditions as of December 31, 2014 and 2013, the Company established reserves of \$126,713 and \$184,115 respectively

**12. Derivative Financial Instruments**

Financial Accounting Standards Board (FASB) Accounting Standards Topic 815, Accounting for Derivatives Hedging Activities, requires that all derivatives be recorded as assets and liabilities in the balance sheet and measured at fair value. Included in their definition are loan commitments related to the origination of mortgage loans held for sale. The Company does enter into commitments to

**NOTES TO FINANCIAL STATEMENTS**

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sell forward mortgage loans as a hedge against fluctuation in interest rates. However, such commitments are typically 60 days or less in duration from year end and utilize only forward sales into mortgage backed securities. The Company does not utilize other types of derivatives when hedging mortgages held for sale. Management has not recorded the fair value of such commitments as the value is not material.

**13. Use of Estimates**

The preparation of financial statements, and related disclosures, in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect reported amounts of assets and liabilities as of the date of the balance sheet and reported amounts of revenue and expenses during the reporting year. Accordingly, actual results could differ from those estimates.

**14. Date of Management's Review**

Subsequent events were evaluated through March 1, 2015 which is the date the financial statements were available to be issued.

**Note 2 – Accounting Changes and Corrections of Errors**

None.

**Note 3 – Business Combinations and Goodwill**

None.

**Note 4 – Discontinued Operations**

None.

**Note 5 – Investments**

The company as a course of business lends money for real estate lending. The company does not invest outside of its defined benefit pension plan.

**Note 6 – Joint Ventures, Partnerships and Limited Liability Companies**

None.

**Note 7 – Investment Income**

Derived from its real estate lending business.

**Note 8 – Derivative Investments**

**NOTES TO FINANCIAL STATEMENTS**


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None.

**NOTE 9 - FEDERAL INCOME TAX**

Income tax expense for the years ended December 31, 2014 and 2013 consists of federal income taxes currently due and deferred income taxes relating to temporary differences (Note A). The Company records deferred income taxes in accordance with Financial Accounting Standards Board Accounting Standards Codification Topic No. 740 - Income Taxes.

The net deferred tax assets and liabilities in the balance sheet at December 31, 2014 and 2013 include the following components:

	2013	2013
Current deferred tax asset		
Deferred tax assets	\$ 54,177	\$ 91,800
Deferred tax liabilities	-0-	-0-
	\$ 54,177	\$ 91,800
Non-current deferred tax liabilities		
Deferred tax assets	\$ 461,463	\$ 532,190
Deferred tax liabilities	(760,964)	(755,796)
	\$ (299,511)	\$ (223,604)

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**NOTE 10 - RELATED PARTIES**

Nevada General Corporation owns 98.42% of the capital stock of Bankers. Periodically, Nevada General Corporation advances and/or borrows funds to or from Bankers for operational needs. These advances bear interest. There were interest charges paid to Nevada General Corporation of \$25,804 and \$25,903 during 2014 and 2013, respectively, and there was \$2,559,000 and \$2,589,000 owed to Nevada General Corporation at December 31, 2014 and 2013. The Company received no interest income from Nevada General Corporation during 2014 and 2013.

**NOTE 11 – Debt****WAREHOUSE LINE**

The Company has a \$10,000,000 line of credit with Chase Bank which expires February 28, 2015. At December 31, 2014, the Company had no draws on this line of credit. The line of credit bears interest at the floating rate of the 1-month London Inter Bank Offered Rate (LIBOR) plus a margin. The line of credit is

**NOTES TO FINANCIAL STATEMENTS**

secured by promissory notes and mortgage deeds of un-pooled mortgages and related accounts receivable on pooled loans.

The line of credit agreement contains certain restrictions and covenants. Under these restrictions, the Company will not hereafter incur any indebtedness for borrowed funds either on a secured or unsecured basis in excess of \$14,000,000 in the aggregate of which \$4,000,000 may be with unrestricted creditors and of which \$10,000,000 may only be with the Federal Home Loan Bank. Management considers any loans or advances secured by real estate to be in its ordinary course of business. The Company has complied with these restrictions and covenants.

**LONG-TERM DEBT****Notes Payable-FHLB**

	2014	2013
The Company is a stockholder/member of the Federal Home Loan Bank of Cincinnati (FHLB). The FHLB makes advances to the Company which are secured by mortgage loans. Prepayment penalties may be required for early payment. Advances outstanding are as follows:		
Advances payable over 120 months including principal and interest with rates ranging from 2.70% to 4.08%	\$ 264,988	\$ 349,538
Advance with interest only payable monthly at 3.24% and due February, 2014	-	1,750,000
Advance payable in monthly installments of \$8,221 at 1.22% and a balloon payment of \$1,358,502 due May 1, 2017	-	1,619,910
Advance payable in monthly installments of \$11,859 at 1.75% and a balloon payment of \$1,885,366 due April, 2019	2,324,328	-
Advance with interest only payable monthly at 4.07% callable quarterly after one year and due December, 2016	1,000,000	1,000,000
	<hr/> 3,589,316	<hr/> 4,719,448
Less: Current maturities	<hr/> (1,913,883)	<hr/> (1,913,883)
	<hr/> \$ 3,415,945	<hr/> \$ 2,805,565

Long-term debt maturing in succeeding years is:

**NOTES TO FINANCIAL STATEMENTS**

December 31,	2015	\$ 173,371
	2016	1,180,670
	2017	162,782
	2018	158,624
	2019	1,913,869
	Thereafter	<u>\$ 3,589,316</u>

**NOTE 12 - Retirement Plans****- EMPLOYEE 401 (k) PLAN**

Effective January 1, 2003, The Bankers Guarantee Title & Trust Company implemented a 401 (k) Plan. This plan allows eligible participants to defer up to 25% of their qualifying compensation under IRC Section 401 (k), up to a maximum salary deferral of \$17,500 in 2014. In addition, the Company will contribute 25% of the amount deferred, up to 8% of each employee's salary. Participating employees fully vest in the employer contributions after six years. The company's matching contribution to the Plan totaled \$8,621 for 2014 and \$11,255 for 2013.

**PENSION PLAN**

The Company has a non-contributory defined benefit pension plan covering all full-time employees. The Company funds the pension plan by payment to an employee pension trust. Due to the over-funded status of the plan, no contributions were made in 2014 or 2013.

Effective December 31, 2008, the Company adopted certain required provisions of Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC) Topic 715, *Compensation – Retirement Benefits*, which became effective for private companies with fiscal years ending after December 15, 2008. Net (cost) earnings due to net periodic (expense) benefits were \$9,430 and \$(22,318) for the years ended December 31, 2014 and 2013, respectively. ASC 715 does not recognize unrecognized investment gains or losses as a component of the prepaid asset, but requires these gains and losses to be recorded as part of comprehensive income. Unrecognized gains (losses) net of tax, included in comprehensive income, were \$63,478 and \$78,068 for 2014 and 2013 respectively.

The Company uses a December 31 measurement date for all its plans.

	2014	2013
Projected benefit obligation December 31	\$ 2,017,409	\$ 2,067,751
Fair value of plan assets December 31	3,250,742	3,202,248
Funded status	<u>\$ 3,250,742</u>	<u>\$ 1,134,497</u>

## **NOTES TO FINANCIAL STATEMENTS**

The following are weighted-average assumptions used to determine benefit obligations at December 31, 2014 and December 31, 2013:

	2014	2013
Discount rate	5.00%	5.00%
Rate of compensation increase	3.50%	3.50%

The following are weighted average assumptions used to determine net periodic benefit cost for the years ended December 31, 2014 and December 31, 2013:

	2014	2013
Discount rate	5.00%	5.00%
Expected long-term return on plan assets	8.00%	8.00%
Rate of compensation increase	3.50%	3.50%

Beginning in 2009, the Company's expected long-term return on plan assets and rate of compensation increase assumptions are based on historical analysis of actual results for the 20 year period ended December 31, 2009.

The Plan's net periodic pension cost, employer contributions and benefits paid for the years ended December 31, 2014 and 2013 were:

	2014	2013
Benefit cost (income)	\$ (22,318)	\$ (22,318)
Employer contributions	<u>\$ -0-</u>	<u>\$ -0-</u>
Benefits paid	\$ 89,236	\$ 89,236

The accumulated benefit obligation for all defined benefit pension plans was \$1,615,804 and \$1,543,943 at December 31, 2013 and December 31, 2012, respectively.

The Company's pension plan weighted-average asset allocations at December 31, 2013 and December 31, 2012 by asset category are as follows:

**Plan assets at December 31**

**NOTES TO FINANCIAL STATEMENTS**

Asset Category		
Equity securities – preferred	1%	1%
Equity securities – other	57%	57%
Debt securities	5%	5%
Cash and other	37%	37%
<b>Total</b>	<b>100%</b>	<b>100%</b>

The Company does not target an asset allocation, but instead consults periodically with investments professionals, and looks to replace maturing assets with similar instruments when it feels it is able to and in the best interest of the plan. The Company also uses its own judgment when consulting professionals. On December 29, 2014, the Board of Directors approved an amendment to the Plan to cease the accrual of benefits and freeze the Plan effective December 31, 2014.

Subsequent to December 31, 2014, the Board of Directors authorized the Company to proceed with terminating the Plan with a target effective date of March 31, 2015.

**Note -13 Capital and Surplus, Shareholder's Dividend Restrictions and Quasi-Reorganizations**

**CAPITAL REQUIREMENTS**

The Company is subject to various capital requirements in connection with seller/servicer agreements that the Company has entered into with secondary market investors. Failure to maintain minimum capital requirements could result in the Company's inability to originate and service loans for the respective investor and, therefore could have a direct material effect on the Company's financial statements. The Company's actual capital amounts and the minimum amounts required for capital adequacy purposes, by investor, are as follows:

	Actual Capital	Minimum Required Capital
As of December 31, 2014		
GNMA	\$ 14,474,564	\$ 2,545,221
FHA/HUD	14,474,564	1,000,000
FNMA	14,474,564	3,044,724
As of December 31, 2013		
GNMA	\$ 14,669,039	\$ 2,544,903
HUD	14,669,039	1,257,907
FNMA	14,669,039	3,071,556

**NOTES TO FINANCIAL STATEMENTS**

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**COMMITMENT**

The Company's Board of Directors previously adopted a policy of paying a special dividend to shareholders, subject to approval of the Ohio Department of insurance, and subject to a floor of \$14,300,000 in stockholders' equity. In addition, the board normally approves payment of other regular dividends throughout the year. For the year ended December 31, 2014, there were dividends of \$446,925 declared and paid.

**NOTE 14 – Contingencies**

None

**NOTE 15 – Leases****Operating Lease**

The Company renewed its lease for five years during January, 2012 with no increase in rent. They have one (1) additional five year renewal option where rent will be adjusted in accordance with increases in the Consumer Price Index. The current monthly rental payments are \$4,494. The Company has the right to cancel the lease, giving a six month notice.

The annual minimum rental commitment for the next five years is approximately \$53,928, subject to the Company's six month termination notice clause.

Office rent expense was \$54,699 and \$54,695 for 2014 and 2013 respectively.

**NOTE 16 – Information About Financial Instruments With Off-Balance Sheet Risk And Financial Instruments With Concentrations of Credit Risk.**

In the normal course of business the Company is a party to financial instruments with off-balance-sheet risk. These financial instruments consist of mortgage loans pooled and sold with recourse. The majority of the Company's servicing portfolio consists of mortgage loans pooled and sold to FNMA and GNMA. The Company evaluates the credit extended to its mortgagors based on established mortgage bankers' credit approval criteria. These criteria are applied to both originated and purchased mortgages.

The Company also requires mortgagors to obtain private mortgage insurance whenever the loan amount exceeds eighty percent of the value of the real estate, unless originated under an approved Fannie Mae variance. The mortgage notes are collateralized by their respective real estate, the majority of which is located in Northeast Ohio. The company's mortgage servicing portfolio totals approximately \$250,519,654 at December 31, 2014, of which, \$40,270,120 contains a recourse provision.

**NOTES TO FINANCIAL STATEMENTS**

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The Company's exposure to credit loss on this portfolio, if the borrower completely fails to perform and if the collateral proves to be of no value, is represented by the amount of unpaid recourse loans less any private mortgage insurance. Historically, losses from foreclosed loans have been nominal and management believes any losses resulting from loans in foreclosure, as of December 31, 2014, will be within established allowances.

**NOTE 17 – Sale, Transfer and Servicing of Financial Assets and Extinguishments of Liabilities.**

None

**NOTE 18 – Gain or Loss to the Reporting Entity from Uninsured Plans and the Uninsured Portion of Partially Insured Plans.**

None

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

None

**NOTE 20 – September 11 Events.**

None

**NOTE 21 – Other Items**

None

**NOTE 22 – Events Subsequent-Update of Prior Year Event.**

Defined Benefit Pension Plan:

On December 29, 2014, the Board of Directors approved an amendment to the Plan to cease the accrual of benefits and freeze the Plan effective December 31, 2014.

Subsequent to December 31, 2014, the Board of Directors authorized the Company to proceed with terminating the Plan with a target effective date of March 31, 2015.

**NOTE 23 – Reinsurance**

None

**NOTES TO FINANCIAL STATEMENTS**

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**NOTE 24 – Retrospectively Rated Contracts and Contracts Subject to Redetermination.**

None.

**NOTE 25 – Change in Incurred Losses and Loss Adjustment Expenses**

Title – none.

**NOTE 26 – Inter-company Pooling Arrangements.**

None.

**NOTE 27 – Structured Settlements.**

None.

**NOTE 28 – Supplemental Reserve.**

None

**NOTES TO FINANCIAL STATEMENTS**

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**NOTES TO FINANCIAL STATEMENTS**

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**GENERAL INTERROGATORIES****PART 1 - COMMON INTERROGATORIES****GENERAL**

1.1 Is the reporting entity a member of an Insurance Holding Company System consisting of two or more affiliated persons, one or more of which is an insurer? Yes (X) No ( )  
 If yes, complete Schedule Y, Parts 1, 1A and 2.

1.2 If yes, did the reporting entity register and file with its domiciliary State Insurance Commissioner, Director or Superintendent, or with such regulatory official of the state of domicile of the principal insurer in the Holding Company System, a registration statement providing disclosure substantially similar to the standards adopted by the National Association of Insurance Commissioners (NAIC) in its Model Insurance Holding Company System Regulatory Act and model regulations pertaining thereto, or is the reporting entity subject to standards and disclosure requirements substantially similar to those required by such Act and regulations? Yes (X) No ( ) N/A ( )

1.3 State Regulating? .....

2.1 Has any change been made during the year of this statement in the charter, by-laws, articles of incorporation, or deed of settlement of the reporting entity? Yes ( ) No (X)  
 2.2 If yes, date of change: .....

3.1 State as of what date the latest financial examination of the reporting entity was made or is being made. 03/01/2013

3.2 State the as of date of 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. 12/31/2012

3.3 State as of what date the latest financial examination report became available to other states or the public from either the state of domicile or the reporting entity. This is the release date or completion date of the examination report and not the date of the examination (balance sheet date). 05/31/2013

3.4 By what department or departments? .....

3.5 Have all financial statement adjustments within the latest financial examination report been accounted for in a subsequent financial statement filed with Departments? Yes ( ) No ( ) N/A (X)  
 3.6 Have all of the recommendations within the latest financial examination report been complied with? Yes ( ) No ( ) N/A (X)

4.1 During the period covered by this statement, did any agent, broker, sales representative, non-affiliated sales/service organization or any combination thereof under common control (other than salaried employees of the reporting entity) receive credit or commissions for or control a substantial part (more than 20 percent of any major line of business measured on direct premiums) of:  
 4.11 sales of new business? Yes ( ) No (X)  
 4.12 renewals? Yes ( ) No (X)

4.2 During the period covered by this statement, did any sales/service organization owned in whole or in part by the reporting entity or an affiliate, receive credit or commissions for or control a substantial part (more than 20 percent of any major line of business measured on direct premiums) of:  
 4.21 sales of new business? Yes ( ) No (X)  
 4.22 renewals? Yes ( ) No (X)

5.1 Has the reporting entity been a party to a merger or consolidation during the period covered by this statement? Yes ( ) No (X)  
 5.2 If yes, provide the name of entity, the NAIC company code, and state of domicile (use two-letter state abbreviation) for any entity that has ceased to exist as a result of the merger or consolidation.

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

6.1 Has the reporting entity had any Certificates of Authority, licenses or registrations (including corporate registration, if applicable) suspended or revoked by any governmental entity during the reporting period? Yes ( ) No ( )  
 6.2 If yes, give full information:  
 7.1 Does any foreign (non-United States) person or entity directly or indirectly control 10% or more of the reporting entity? Yes ( ) No ( )  
 7.2 If yes,  
 7.21 State the percentage of foreign control ..... %  
 7.22 State the nationality(s) of the foreign person(s) or entity(s); or if the entity is a mutual or reciprocal, the nationality of its manager or attorney-in-fact and identify the type of entity(s) (e.g., individual, corporation, government, manager or attorney-in-fact).

1 Nationality	2 Type of Entity
------------------	---------------------

8.1 Is the company a subsidiary of a bank holding company regulated by the Federal Reserve Board? Yes ( ) No ( )  
 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 ( )  
 8.4 If response to 8.3 is yes, please provide the names and locations (city and state of the main office) of any affiliates regulated by a federal financial regulatory services agency (i.e. the Federal Reserve Board (FRB), the Office of the Comptroller of the Currency (OCC), the 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
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9. What is the name and address of the independent certified public accountant or accounting firm retained to conduct the annual audit? Stinnett Padruett & Aranyosi Co. 330 899-1571

10.1 Has the insurer been granted any exemptions to the prohibited non-audit services provided by the certified independent public accountant requirements as allowed in Section 7H of the Annual Financial Reporting Model Regulation (Model Audit Rule), or substantially similar state law or regulation? Yes ( ) No (X)  
 10.2 If the response to 10.1 is yes, provide information related to this exemption:  
 10.3 Has the insurer been granted any exemptions related to the other requirements of the Annual Financial Reporting Model Regulation as allowed for in Section 17A of the Model Regulation, or substantially similar state law or regulation? Yes ( ) No (X)  
 10.4 If the response to 10.3 is yes, provide information related to this exemption:  
 10.5 Has the reporting entity established an Audit Committee in compliance with domiciliary state insurance laws? Yes ( ) No ( ) N/A (X)  
 10.6 If the response to 10.5 is no or n/a, please explain:  
 .....

**GENERAL INTERROGATORIES****PART 1 - COMMON INTERROGATORIES**

11. What is the name, address and affiliation (officer/employee of the reporting entity or actuary/consultant associated with an actuarial consulting firm) of the individual providing the statement of actuarial opinion/certification?

12.1 Does the reporting entity own any securities of a real estate holding company or otherwise hold real estate indirectly? Yes ( ) No (X)

12.11 Name of real estate holding company

12.12 Number of parcels involved

12.13 Total book/adjusted carrying value \$ .....

12.2 If yes, provide explanation

13. FOR UNITED STATES BRANCHES OF ALIEN REPORTING ENTITIES ONLY:

13.1 What changes have been made during the year in the United States manager or the United States trustees of the reporting entity?

13.2 Does this statement contain all business transacted for the reporting entity through its United States Branch on risks wherever located? Yes ( ) No ( )

13.3 Have there been any changes made to any of the trust indentures during the year? Yes ( ) No ( )

13.4 If answer to (13.3) is yes, has the domiciliary or entry state approved the changes? Yes ( ) No ( ) N/A (X)

14.1 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? Yes (X) No ( )

(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.

14.11 If the response to 14.1 is no, please explain:

14.2 Has the code of ethics for senior managers been amended? Yes ( ) No (X)

14.21 If the response to 14.2 is yes, provide information related to amendment(s).

14.3 Have any provisions of the code of ethics been waived for any of the specified officers? Yes ( ) No (X)

14.31 If the response to 14.3 is yes, provide the nature of any waiver(s).

15.1 Is the reporting entity the beneficiary of a Letter of Credit that is unrelated to reinsurance where the issuing or confirming bank is not on the SVO Bank List? Yes ( ) No (X)

15.2 If the response to 15.1 is yes, indicate the American Bankers Association (ABA) Routing Number and the name of issuing or confirming bank of the Letter of Credit and describe the circumstances in which the Letter of Credit is triggered.

1 American Bankers Association (ABA) Routing Number	2 Issuing or Confirming Bank Name	3 Circumstances That Can Trigger the Letter of Credit	4 Amount
--	--------------------------------------	--	-------------

**BOARD OF DIRECTORS**

16. Is the purchase or sale of all investments of the reporting entity passed upon either by the board of directors or a subordinate committee thereof? Yes ( ) No (X)

17. Does the reporting entity keep a complete permanent record of the proceedings of its board of directors and all subordinate committees thereof? Yes (X) No ( )

18. Has the reporting entity an established procedure for disclosure to its board of directors or trustees of any material interest or affiliation on the part of any of its officers, directors, trustees, or responsible employees that is in conflict or is likely to conflict with the official duties of such person? Yes ( ) No (X)

**FINANCIAL**

19. Has this statement been prepared using a basis of accounting other than Statutory Accounting Principles (e.g., Generally Accepted Accounting Principles)? Yes (X) No ( )

20.1 Total amount loaned during the year (inclusive of Separate Accounts, exclusive of policy loans):

20.11 To directors or other officers	\$ .....
20.12 To stockholders not officers	\$ .....
20.13 Trustees, supreme or grand (Fraternal only)	\$ .....

20.2 Total amount of loans outstanding at end of year (inclusive of Separate Accounts, exclusive of policy loans):

20.21 To directors or other officers	\$ .....
20.22 To stockholders not officers	\$ .....
20.23 Trustees, supreme or grand (Fraternal only)	\$ .....

21.1 Were any assets reported in this statement subject to a contractual obligation to transfer to another party without the liability for such obligation being reported in the statement? Yes ( ) No (X)

21.2 If yes, state the amount thereof at December 31 of the current year:

21.21 Rented from others	\$ .....
21.22 Borrowed from others	\$ .....
21.23 Leased from others	\$ .....
21.24 Other	\$ .....

22.1 Does this statement include payments for assessments as described in the Annual Statement Instructions other than guaranty fund or guaranty association assessments? Yes ( ) No (X)

22.2 If answer is yes:

22.21 Amount paid as losses or risk adjustment	\$ .....
22.22 Amount paid as expenses	\$ .....
22.23 Other amounts paid	\$ .....

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

23.2 If yes, indicate any amounts receivable from parent included in the Page 2 amount: \$ .....

**GENERAL INTERROGATORIES****PART 1 - COMMON INTERROGATORIES****INVESTMENT**

24.01 Were all the stocks, bonds and other securities owned December 31 of current year, over which the reporting entity has exclusive control, in the actual possession of the reporting entity on said date? (other than securities lending programs addressed in 24.03) Yes ( ) No ( )

24.02 If no, give full and complete information relating thereto:

24.03 For the security lending programs, provide a description of the program including value for collateral and amount of loaned securities, and whether collateral is carried on or off-balance sheet. (an alternative is to reference Note 17 where this information is also provided)

24.04 Does the Company's security lending program meet the requirements for a conforming program as outlined in Risk-Based Capital Instructions? Yes ( ) No ( ) N/A (X)

24.05 If answer to 24.04 is YES, report amount of collateral for conforming programs. \$ .....

24.06 If answer to 24.04 is NO, report amount of collateral for other programs. \$ .....

24.07 Does your securities lending program require 102% (domestic securities) and 105% (foreign securities) from the counterparty at the outset of the contract? Yes ( ) No ( ) N/A (X)

24.08 Does the reporting entity non-admit when the collateral received from the counterparty falls below 100%? Yes ( ) No ( ) N/A (X)

24.09 Does the reporting entity or the reporting entity's securities lending agent utilize the Master Securities Lending Agreement (MSLA) to conduct securities lending? Yes ( ) No ( ) N/A (X)

24.10 For the reporting entity's security lending program, state the amount of the following as of December 31 of the current year:

24.101 Total fair value of reinvented collateral assets reported on Schedule DL, Parts 1 and 2 \$ .....

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

24.103 Total payable for securities lending reported on the liability page \$ .....

25.1 Were any of the stocks, bonds or other assets of the reporting entity owned at December 31 of the current year not exclusively under the control of the reporting entity or has the reporting entity sold or transferred any assets subject to a put option contract that is currently in force? (Exclude securities subject to Interrogatory 21.1 and 24.03) Yes ( ) No (X)

25.2 If yes, state the amount thereof at December 31 of the current year:

25.21 Subject to repurchase agreements	\$ .....
25.22 Subject to reverse repurchase agreements	\$ .....
25.23 Subject to dollar repurchase agreements	\$ .....
25.24 Subject to reverse dollar repurchase agreements	\$ .....
25.25 Placed under option agreements	\$ .....
25.26 Letter stock or securities restricted as to sale - excluding FHLB Capital Stock	\$ .....
25.27 FHLB Capital Stock	\$ .....
25.28 On deposit with states	\$ .....
25.29 On deposit with other regulatory bodies	\$ .....
25.30 Pledged as collateral - excluding collateral pledged to an FHLB	\$ .....
25.31 Pledged as collateral to FHLB - including assets backing funding agreements	\$ .....
25.32 Other	\$ .....

25.3 For category (25.26) provide the following:

1 Nature of Restriction	2 Description	3 Amount

26.1 Does the reporting entity have any hedging transactions reported on Schedule DB? Yes ( ) No ( )

26.2 If yes, has a comprehensive description of the hedging program been made available to the domiciliary state? If no, attach a description with this statement. Yes ( ) No ( ) N/A ( )

27.1 Were any preferred stocks or bonds owned as of December 31 of the current year mandatorily convertible into equity, or, at the option of the issuer, convertible into equity? Yes ( ) No ( )

27.2 If yes, state the amount thereof at December 31 of the current year. \$ .....

28. 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 ( )

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

1 Name of Custodian(s)	2 Custodian's Address	
---------------------------	--------------------------	--

Federal Home Loan Bank Cincinnati..... Cincinnati, OH .....

28.02 For all agreements that do not comply with the requirements of the NAIC Financial Condition Examiners Handbook, provide the name, location and a complete explanation:

1 Name(s)	2 Location(s)	3 Complete Explanation(s)
--------------	------------------	------------------------------

28.03 Have there been any changes, including name changes, in the custodian(s) identified in 28.01 during the current year? Yes ( ) No (X)

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

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

**GENERAL INTERROGATORIES****PART 1 - COMMON INTERROGATORIES**

28.05 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 Number (s)	2 Name	3 Address
---	-----------	--------------

29.1 Does the reporting entity have any diversified mutual funds reported in Schedule D, Part 2 (diversified according to the Securities and Exchange Commission (SEC) in the Investment Company Act of 1940 [Section 5 (b) (1)])?

Yes ( ) No ( )

29.2 If yes, complete the following schedule:

1 CUSIP Number	2 Name of Mutual Fund	3 Book/Adjusted Carrying Value
-------------------	--------------------------	-----------------------------------

29.2999 - Total.....

29.3 For each mutual fund listed in the table above, complete the following schedule:

1 Name of Mutual Fund (from question 29.2)	2 Name of Significant Holding of the Mutual Fund	3 Amount of Mutual Fund's Book/Adjusted Carrying Value Attributable to the Holding	4 Date of Valuation
--	--	---	------------------------

30. Provide the following information for all short-term and long-term bonds and all preferred stocks. Do not substitute amortized value or statement value for fair value.

	1 Statement (Admitted) Value	2 Fair Value	3 Excess of Statement over Fair Value (-), or Fair Value over Statement (+)
30.1 Bonds .....	\$ .....	\$ .....	\$ .....
30.2 Preferred stocks .....	\$ .....	\$ .....	\$ .....
30.3 Totals.....	\$ .....	\$ .....	\$ .....

30.4 Describe the sources or methods utilized in determining the fair values:

.....

31.1 Was the rate used to calculate fair value determined by a broker or custodian for any of the securities in Schedule D?

Yes ( ) No (X)

31.2 If the answer to 31.1 is yes, does the reporting entity have a copy of the broker's or custodian's pricing policy (hard copy or electronic copy) for all brokers or custodians used as a pricing source?

Yes ( ) No ( )

31.3 If the answer to 31.2 is no, describe the reporting entity's process for determining a reliable pricing source for purposes of disclosure of fair value for Schedule D:

.....

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

Yes ( ) No (X)

32.2 If no, list exceptions:

Exemption issued by Ohio Dept of Insurance

**OTHER**

33.1 Amount of payments to trade associations, service organizations and statistical or rating bureaus, if any? \$ ..... 2,100

33.2 List the name of the organization and the amount paid if any such payment represented 25% or more of the total payments to trade associations, service organizations and statistical or rating bureaus during the period covered by this statement.

1 Name	2 Amount Paid
Ohio Title Rating Bureau.....	\$ ..... 1,000
Ohio Mortgage Bankers Association .....	\$ ..... 1,100
.....	\$ .....
.....	\$ .....

**GENERAL INTERROGATORIES****PART 1 - COMMON INTERROGATORIES**

34.1 Amount of payments for legal expenses, if any? \$ ..... 86,480

34.2 List the name of the firm and the amount paid if any such payment represented 25% or more of the total payments for legal expenses during the period covered by this statement.

1 Name	2 Amount Paid
Buckingham Doolittle and Burroughs .....	\$ ..... 71,012
.....	\$ .....
.....	\$ .....
.....	\$ .....

35.1 Amount of payments for expenditures in connection with matters before legislative bodies, officers or departments of government, if any? \$ .....

35.2 List the name of the firm and the amount paid if any such payment represented 25% or more of the total payment expenditures in connection with matters before legislative bodies, officers or departments of government during the period covered by this statement.

1 Name	2 Amount Paid
.....	\$ .....
.....	\$ .....
.....	\$ .....
.....	\$ .....

**GENERAL INTERROGATORIES****PART 2 - TITLE INTERROGATORIES**

1. Did any persons while an officer, director, trustee, or employee receive directly or indirectly, during the period covered by this statement, any compensation in addition to his/her regular compensation on account of the reinsurance transactions of the reporting entity? Yes ( ) No (X)

2. Largest net aggregate amount incurred in any one risk. \$.....

3.1 Has this reporting entity reinsured any risk with any other entity and agreed to release such entity from liability, in whole or in part, from any loss that may occur on the risk or portion thereof, reinsured? Yes ( ) No (X)

3.2 If yes, give full information.  
.....

4. If the reporting entity has assumed risk from another entity, there should be charged on account of such reinsurances a reserve equal to that which the original entity would have been required to charge had it retained the risks. Has this been done? Yes ( ) No (X)

5.1 Has this reporting entity guaranteed policies issued by any other entity and now in force? Yes ( ) No (X)

5.2 If yes, give full information.  
.....

6. Uncompleted building construction loans:  

6.1 Amount already loaned	\$.....
6.2 Balance to be advanced	\$.....
6.3 Total amount to be loaned	\$.....

7.1 Does the reporting entity issue bonds secured by certificates of participation in building construction loans prior to the completion of the buildings? Yes ( ) No (X)

7.2 If yes, give total amount of such bonds or certificates of participation issued and outstanding. \$.....

8. What is the aggregate amount of mortgage loans owned by the reporting entity which consist of co-ordinate interest in first liens? \$.....

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

9.11 Bonds	\$.....
9.12 Short-term investments	\$.....
9.13 Mortgages	\$.....
9.14 Cash	\$.....
9.15 Other admissible invested assets	\$.....
9.16 Total	\$..... 124,963

9.2 List below segregate funds held for others by the reporting entity, set apart in special accounts and excluded from entity assets and liabilities. (These funds are also included in Schedule E - Part 1D Summary, and the "From Separate Accounts, Segregated Accounts and Protected Cell Accounts" line on Page 2 except for escrow funds held by Title insurers).  

9.21 Custodial funds not included in this statement were held pursuant to the governing agreements of custody in the amount of: These funds consist of:	\$.....
9.22 In cash on deposit	\$.....
9.23 Other forms of security	\$.....

**FIVE-YEAR HISTORICAL DATA**

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

	1 2014	2 2013	3 2012	4 2011	5 2010
<b>Source of Direct Title Premiums Written (Part 1A)</b>					
1. Direct operations (Part 1A, Line 1, Column 1)					
2. Non-affiliated agency operations (Part 1A, Line 1, Column 2)	132,784	157,321	107,760	61,827	78,603
3. Affiliated agency operations (Part 1A, Line 1, Column 3)					
4. Total	132,784	157,321	107,760	61,827	78,603
<b>Operating Income Summary (Page 4 and Part 1)</b>					
5. Premiums earned (Part 1B, Line 3)	124,276	145,723	100,645	59,074	74,187
6. Escrow and settlement service charges (Part 1A, Line 2)					
7. Title examinations (Part 1A, Line 3)					
8. Searches and abstracts (Part 1A, Line 4)					
9. Surveys (Part 1A, Line 5)					
10. Aggregate write-ins for service charges (Part 1A, Line 6)					
11. Other operating income (Page 4, Line 2)	1,450,295	1,424,283	1,855,470	1,408,515	1,254,056
12. Total operating income (Page 4, Line 3)	1,574,571	1,570,006	1,956,115	1,467,589	1,328,243
<b>Statement of Income (Page 4)</b>					
13. Net operating gain or (loss) (Line 8)	119,868	242,395	613,089	124,775	128,389
14. Net investment gain or (loss) (Line 11)	197,869	357,387	548,092	608,954	706,526
15. Total other income (Line 12)					
16. Federal and foreign income taxes incurred (Line 14)	42,742	172,434	378,038	203,337	269,035
17. Net income (Line 15)	274,995	427,348	783,143	530,392	565,880
<b>Balance Sheet (Page 2 and Page 3)</b>					
18. Title insurance premiums and fees receivable (Page 2, Line 15, Column 3)					
19. Total admitted assets excluding segregated accounts (Page 2, Line 26, Column 3)	25,205,605	26,180,582	28,923,753	29,008,293	30,081,073
20. Known claims reserve (Page 3, Line 1)					
21. Statutory premium reserve (Page 3, Line 2)	123,009	95,647	84,050	76,936	74,183
22. Total liabilities (Page 3, Line 23)	14,211,416	16,073,228	19,436,034	19,457,705	19,488,358
23. Capital paid up (Page 3, Line 25 plus Line 26)	631,250	631,250	631,250	631,250	631,250
24. Surplus as regards policyholders (Page 3, Line 32)	10,994,189	10,107,354	9,487,719	9,550,588	10,592,715
<b>Cash Flow (Page 5)</b>					
25. Net cash from operations (Line 11)	274,995	427,348	783,143	530,392	565,880
<b>Percentage Distribution of Cash, Cash Equivalents and Invested Assets (Page 2, Column 3)</b> (Item divided by Page 2, Line 12, Column 3) x 100.0					
26. Bonds (Line 1)					
27. Stocks (Line 2.1 and Line 2.2)	2.0	2.3	1.8	1.7	1.6
28. Mortgage loans on real estate (Line 3.1 and Line 3.2)	56.6	78.3	95.7	96.8	95.2
29. Real estate (Line 4.1, Line 4.2 and Line 4.3)	0.3	0.3	0.3	0.3	0.1
30. Cash, cash equivalents and short-term investments (Line 5)	40.9	18.6	2.0	1.0	2.7
31. Contract loans (Line 6)					
32. Derivatives (Line 7)					
33. Other invested assets (Line 8)					
34. Receivable for securities (Line 9)					
35. Securities lending reinvested collateral assets (Line 10)					
36. Aggregate write-ins for invested assets (Line 11)	0.2	0.6	0.2	0.2	0.4
37. Subtotals cash, cash equivalents and invested assets (Line 12)	100.0	100.0	100.0	100.0	100.0
<b>Investments in Parent, Subsidiaries and Affiliates</b>					
38. Affiliated bonds (Schedule D, Summary, Line 12, Column 1)					
39. Affiliated preferred stocks (Schedule D, Summary, Line 18, Column 1)					
40. Affiliated common stocks (Schedule D, Summary, Line 24, Column 1)	65,000	65,000	65,000	65,000	60,000
41. Affiliated short-term investments (subtotals included in Schedule DA Verification, Column 5, Line 10)					
42. Affiliated mortgage loans on real estate					
43. All other affiliated					
44. Total of above Line 38 through Line 43	65,000	65,000	65,000	65,000	60,000
45. Total investment in parent included in Line 38 through Line 43					
46. Percentage of investments in parent, subsidiaries and affiliates to surplus as regards policyholders (Line 44 above divided by Page 3, Line 32, Column 1 x 100.0)	0.6	0.6	0.7	0.7	0.1

## FIVE-YEAR HISTORICAL DATA

(Continued)

	1 2014	2 2013	3 2012	4 2011	5 2010
<b>Capital and Surplus Accounts (Page 4)</b>					
47. Net unrealized capital gains or (losses) (Line 18) .....	63,478	67,072	(17,535)	(27,466)	54,394
48. Change in nonadmitted assets (Line 21) .....	1,082,889	147,992	121,661	(938,042)	(749,144)
49. Dividends to stockholders (Line 28) .....	(446,925)		(937,786)	(537,825)	(475,710)
50. Change in surplus as regards policyholders for the year (Line 31) .....	886,835	619,635	(62,869)	(1,042,127)	(603,955)
<b>Losses Paid and Incurred (Part 2A)</b>					
51. Net payments (Line 5, Column 4) .....					
52. Losses and allocated LAE incurred (Line 8, Column 4) .....					
53. Unallocated LAE incurred (Line 9, Column 4) .....					
54. Losses and loss adjustment expenses incurred (Line 10, Column 4) .....					
<b>Operating Expenses to Total Operating Income (Part 3) (%)</b> (Line item divided by Page 4, Line 3 x 100.0)					
55. Personnel costs (Part 3, Line 1.5, Column 4) .....	0.1	0.1	0.1	0.1	.....
56. Amounts paid to or retained by title agents (Part 3, Line 2, Column 4) .....	6.5	6.7	3.8	2.8	4.0
57. All other operating expenses (Part 3, Line 24 minus Line 1.5 minus Line 2, Column 4) .....	0.4	2.3	0.3	0.3	0.8
58. Total (Line 55 through Line 57) .....	7.0	9.1	4.2	3.2	4.8
<b>Operating Percentages (Page 4)</b> (Line item divided by Page 4, Line 3 x 100.0)					
59. Losses and loss adjustment expenses incurred (Line 4) .....					
60. Operating expenses incurred (Line 5) .....	6.9	9.2	4.3	3.2	90.3
61. Other operating expenses (Line 6) .....	85.5	75.3	64.4	88.3	.....
62. Total operating deductions (Line 7) .....	92.4	84.6	68.7	91.5	90.3
63. Net operating gain or (loss) (Line 8) .....	7.6	15.4	31.3	8.5	9.7
<b>Other Percentages</b> (Line item divided by Part 1B, Line 1.4 x 100.0)					
64. Losses and loss expenses incurred to net premiums written (Page 4, Line 4) .....					
65. Operating expenses incurred to net premiums written (Page 4, Line 5) .....	82.2	92.1	77.5	76.2	1,526.4

Note: If a party to a merger, have the two most recent years of this exhibit been restated due to a merger in compliance with the disclosure requirements of SSAP No. 3, Accounting Changes and Correction of Errors?  
If no, please explain:

Yes ( ) No ( )

**SCHEDULE P - PART 1 - SUMMARY**

(\$000 Omitted)

Years in Which Policies Were Written	1 Amount of Insurance Written in Millions	Premiums Written and Other Income					Loss and Allocated Loss Adjustment Expenses Payments					
		2 Direct Premium	3 Assumed Premium	4 Other Income	5 Ceded Premium	6 Net Columns (2 + 3 + 4 - 5)	Loss Payments			Allocated LAE Payments		
							7 Direct	8 Assumed	9 Ceded	10 Direct	11 Assumed	12 Ceded
1. Prior	XXX											
2. 2005												
3. 2006												
4. 2007												
5. 2008												
6. 2009												
7. 2010												
8. 2011		62				62						
9. 2012		108				108						
10. 2013		157				157						
11. 2014		132				132						
12. Totals	XXX	459				459						

	13 Salvage and Subrogation Received	14 Unallocated Loss Expense Payments	15 Total Net Loss and Expense Paid (Columns 7 + 8 + 10 + 11 - 9 - 12 + 14)	16 Number of Claims Reported (Direct)	Loss and Allocated Loss Adjustment Expenses Unpaid						23 Unallocated Loss Expense Unpaid	
					Known Claim Reserves			IBNR Reserves				
					17 Direct	18 Assumed	19 Ceded	20 Direct	21 Assumed	22 Ceded		
1. Prior												
2. 2005												
3. 2006												
4. 2007												
5. 2008												
6. 2009												
7. 2010												
8. 2011												
9. 2012												
10. 2013												
11. 2014												
12. Totals												

	24 Total Net Loss and LAE Unpaid (Columns 17 + 18 + 20 + 21 - 19 - 22 + 23)	25 Number of Claims Outstanding (Direct)	Losses and Allocated Loss Expenses Incurred				Loss and LAE Ratio		32 Net Loss and LAE Per \$1000 of Coverage ([Columns 14 + 23 + 26] / Column 2)	33 Discount For Time Value of Money	34 Net Reserves After Discount (Columns 24 - 33)
			26 Direct (Columns 7 + 10 + 17 + 20)	27 Assumed (Columns 8 + 11 + 18 + 21)	28 Ceded (Columns 9 + 12 + 19 + 22)	29 Net	30 Direct Basis ([Columns 14 + 23 + 26] / Column 2)	31 Net Basis ([Columns 14 + 23 + 29] / [Columns 6 - 4])			
1. Prior									XXX		
2. 2005											
3. 2006											
4. 2007											
5. 2008											
6. 2009											
7. 2010											
8. 2011											
9. 2012											
10. 2013											
11. 2014											
12. Totals							XXX	XXX	XXX		

## SCHEDULE T - EXHIBIT OF PREMIUMS WRITTEN

By States and Territories

States, Etc.	Active Status	Premium Rate (b)	Direct Premiums Written			Other Income	Net Premiums Earned	Direct Losses and Allocated Loss Adjustment Expenses Paid	Direct Losses and Allocated Loss Adjustment Expenses Incurred	Direct Known Claim Reserve					
			3	Agency Operations											
				4 Non-affiliated Agencies	5 Affiliated Agencies										
1. Alabama	AL	N													
2. Alaska	AK	N													
3. Arizona	AZ	N													
4. Arkansas	AR	N													
5. California	CA	N													
6. Colorado	CO	N													
7. Connecticut	CT	N													
8. Delaware	DE	N													
9. Dist. Columbia	DC	N													
10. Florida	FL	N													
11. Georgia	GA	N													
12. Hawaii	HI	N													
13. Idaho	ID	N													
14. Illinois	IL	N													
15. Indiana	IN	N													
16. Iowa	IA	N													
17. Kansas	KS	N													
18. Kentucky	KY	N													
19. Louisiana	LA	N													
20. Maine	ME	N													
21. Maryland	MD	N													
22. Massachusetts	MA	N													
23. Michigan	MI	N													
24. Minnesota	MN	N													
25. Mississippi	MS	N													
26. Missouri	MO	N													
27. Montana	MT	N													
28. Nebraska	NE	N													
29. Nevada	NV	N													
30. New Hampshire	NH	N													
31. New Jersey	NJ	N													
32. New Mexico	NM	N													
33. New York	NY	N													
34. North Carolina	NC	N													
35. North Dakota	ND	N													
36. Ohio	OH	L		132,784				124,276							
37. Oklahoma	OK	N													
38. Oregon	OR	N													
39. Pennsylvania	PA	N													
40. Rhode Island	RI	N													
41. South Carolina	SC	N													
42. South Dakota	SD	N													
43. Tennessee	TN	N													
44. Texas	TX	N													
45. Utah	UT	N													
46. Vermont	VT	N													
47. Virginia	VA	N													
48. Washington	WA	N													
49. West Virginia	WV	N													
50. Wisconsin	WI	N													
51. Wyoming	WY	N													
52. American Samoa	AS	N													
53. Guam	GU	N													
54. Puerto Rico	PR	N													
55. U. S. Virgin Islands	VI	N													
56. Northern Mariana Islands	MP	N													
57. Canada	CAN	N													
58. Aggregate other alien	OT	XXX	XXX												
59. Totals		(a)	1	XXX	XXX		132,784		124,276						

  

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

(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.

(b) Each type of rate must be coded with a combination of the five Activity Codes (R, S, X, C, and/or E) listed in the instructions. Use the code combination corresponding to the State's statutory definitions of title insurance premium. If more than one combination of activities is indicated in the statutory definition, all relevant combinations must be listed. See the Schedule T Instructions.

ANNUAL STATEMENT FOR THE YEAR 2014 OF THE BANKERS GUARANTEE TITLE & TRUST CO  
SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP  
PART 1 - ORGANIZATIONAL CHART

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Nevada General Corporation (Ultimate Parent)

The Bankers Guarantee Title & Trust Company (Insurance Company)

Ohio General Corp. (100% owned subsidiary)

# Title

## Annual Statement Blank Alphabetical Index

Assets	2	Schedule E - Part 1F - Funds on Deposit - Interrogatories	23
Cash Flow	5	Schedule E - Part 2 - Cash Equivalents	E27
Exhibit of Capital Gains (Losses)	11	Schedule E - Part 3 - Special Deposits	E28
Exhibit of Net Investment Income	11	Schedule E - Verification Between Years	SI15
Exhibit of Nonadmitted Assets	12	Schedule F - Part 1	24
Exhibit of Premiums and Losses	18	Schedule F - Part 2	25
Five-Year Historical Data	16	Schedule F - Part 3	26
General Interrogatories	14	Schedule F - Part 4	27
Jurat Page	1	Schedule H - Part 1	28
Liabilities, Surplus and Other Funds	3	Schedule H - Part 2	29
Notes to Financial Statements	13	Schedule H - Part 3	30
Operations and Investment Exhibit (Statement of Income)	4	Schedule H - Part 4	31
Operations and Investment Exhibit Part 1A	6	Schedule H - Verification Between Years	30
Operations and Investment Exhibit Part 1B	6	Schedule P - Interrogatories	41
Operations and Investment Exhibit Part 2A	7	Schedule P - Part 1 - Summary	32
Operations and Investment Exhibit Part 2B	8	Schedule P - Part 1A - Policies Written Directly	33
Operations and Investment Exhibit Part 3	9	Schedule P - Part 1B - Policies Written Through Agents	34
Operations and Investment Exhibit Part 4	10	Schedule P - Part 2 - Policy Year Incurred Loss and ALAE	35
Overflow Page For Write-ins	47	Schedule P - Part 2A - Policy Year Paid Loss and ALAE	35
Schedule A - Part 1	E01	Schedule P - Part 2B - Policy Year Loss and ALAE Case Basis Reserves	36
Schedule A - Part 2	E02	Schedule P - Part 2C - Policy Year Bulk Reserves on Known Claims	36
Schedule A - Part 3	E03	Schedule P - Part 2D - Policy Year IBNR Reserves	37
Schedule A - Verification Between Years	SI02	Schedule P - Part 3 - Incurred Loss and ALAE by Year of First Report	38
Schedule B - Part 1	E04	Schedule P - Part 3A - Paid Loss and ALAE by Year of First Report	38
Schedule B - Part 2	E05	Schedule P - Part 3B - Loss and ALAE Case Basis Reserves by Year of First Report	38
Schedule B - Part 3	E06	Schedule P - Part 3C - Bulk Reserves on Known Claims by Year of First Report	38
Schedule B - Verification Between Years	SI02	Schedule P - Part 4A - Policy Year Reported Claim Counts	39
Schedule BA - Part 1	E07	Schedule P - Part 4B - Policy Year Claim Closed With Loss Payment	39
Schedule BA - Part 2	E08	Schedule P - Part 4C - Policy Year Claim Closed Without Loss Payment	39
Schedule BA - Part 3	E09	Schedule P - Part 5A - Report Year Reported Claim Counts	40
Schedule BA - Verification Between Years	SI03	Schedule P - Part 5B - Report Year Claims Closed With Loss Payment	40
Schedule D - Part 1	E10	Schedule P - Part 5C - Report Year Claims Closed Without Loss Payment	40
Schedule D - Part 1A - Section 1	SI05	Schedule T - Exhibit of Premiums Written	42
Schedule D - Part 1A - Section 2	SI08	Schedule Y - Information Concerning Activities of Insurer Members of a Holding Company Group	43
Schedule D - Part 2 - Section 1	E11	Schedule Y - Past 1A - Detail of Insurance Holding Company System	44
Schedule D - Part 2 - Section 2	E12	Schedule Y - Part 2 - Summary of Insurer's Transactions With Any Affiliates	45
Schedule D - Part 3	E13	Summary Investment Schedule	SI01
Schedule D - Part 4	E14	Supplemental Exhibits and Schedules Interrogatories	46
Schedule D - Part 5	E15		
Schedule D - Part 6 - Section 1	E16		
Schedule D - Part 6 - Section 2	E16		
Schedule D - Summary By Country	SI04		
Schedule D - Verification Between Years	SI03		
Schedule DA - Part 1	E17		
Schedule DA - Verification Between Years	SI10		
Schedule DB - Part A - Section 1	E18		
Schedule DB - Part A - Section 2	E19		
Schedule DB - Part A - Verification Between Years	SI11		
Schedule DB - Part B - Section 1	E20		
Schedule DB - Part B - Section 2	E21		
Schedule DB - Part B - Verification Between Years	SI11		
Schedule DB - Part C - Section 1	SI12		
Schedule DB - Part C - Section 2	SI13		
Schedule DB - Part D - Section 1	E22		
Schedule DB - Part D - Section 2	E23		
Schedule DB - Verification	SI14		
Schedule DL - Part 1	E24		
Schedule DL - Part 2	E25		
Schedule E - Part 1 - Cash	E26		
Schedule E - Part 1A - Segregated Funds Held For Others as Non-Interest Earning Cash Deposits	19		
Schedule E - Part 1B - Segregated Funds Held For Others as Interest Earning Cash Deposits	20		
Schedule E - Part 1C - Reinsurance Reserve Funds	21		
Schedule E - Part 1D - Summary	22		
Schedule E - Part 1E - Summary of Interest Earned	22		