

STATE OF INDIANA)
) SS: BEFORE THE INDIANA
COUNTY OF MARION) COMMISSIONER OF INSURANCE

IN THE MATTER OF:)
)
General Title Insurance Company)
208 N. Walnut Street, Suite 205)
Bloomington, IN 47404)

Examination of: **General Title Insurance Company**

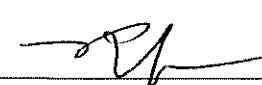
NOTICE OF ENTRY OF ORDER

Enclosed is the Final Order entered by Amy L. Beard, Commissioner of the Indiana Department of Insurance, after fully considering and reviewing the Verified Report of Examination of General Title Insurance Company, any relevant examination work papers, and any written submissions or rebuttals. The Verified Report of Examination, as sent to you on February 11, 2022, has been adopted by the Commissioner.

Pursuant to Ind. Code § 27-1-3.1-12(b), within thirty (30) days of receipt of the Final Order, each director of General Title Insurance Company shall file an affidavit with the Indiana Department of Insurance stating that he/she has received a copy of the Verified Report of Examination and the Final Order.

The Final Order is a final administrative decision that may be appealed pursuant to Ind. Code § 4-21.5-5.

2/28/2022
Date


Roy Eft
Chief Financial Examiner

CERTIFIED MAIL NUMBER: 7018 1130 0001 7982 6451

STATE OF INDIANA)
) SS: BEFORE THE INDIANA
COUNTY OF MARION) COMMISSIONER OF INSURANCE

IN THE MATTER OF:)
)
General Title Insurance Company)
208 N. Walnut Street, Suite 205)
Bloomington, IN 47404)

Examination of: **General Title Insurance Company**

FINDINGS AND FINAL ORDER

The Indiana Department of Insurance conducted an examination into the affairs of the General Title Insurance Company (hereinafter “Company”) for the time period January 1, 2016 through December 31, 2020.

The Verified Report of Examination was filed with the Commissioner of the Department of Insurance (hereinafter “Commissioner”) by the Examiner on November 9, 2021.

A copy of the Verified Report of Examination, along with a Notice of Opportunity to Make Written Submission or Rebuttal, was mailed to the Company via Certified Mail on February 11, 2022 and was received by the Company on February 24, 2022.

The Company did not file any objections.

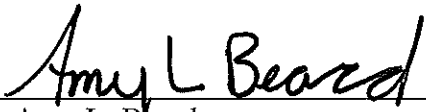
NOW THEREFORE, based on the Verified Report of Examination, I hereby make the following **FINDINGS**:

1. That the Verified Report of Examination is a true and accurate report of the financial condition and affairs of the General Title Insurance Company as of December 31, 2020.
2. That the Examiner’s Recommendations are reasonable and necessary in order for the General Title Insurance Company to comply with the laws of the State of Indiana.

Based on the FINDINGS, the Commissioner does hereby ORDER:

1. Pursuant to Ind. Code § 27-1-3.1-11(a)(1), the Verified Report of Examination is adopted and shall be filed. Hereafter the Verified Report of Examination, may constitute prima facie evidence of the facts contained therein in any action or proceeding taken by the Indiana Department of Insurance against the Company, its officers, directors, or agents.
2. The Company shall comply with the Examiner's Recommendations enumerated in summary form and throughout the text of the Verified Report of Examination. A written response to these recommendations should be provided to the Department within 30 days of receipt of this order.
3. Compliance with the Examiner's recommendations shall be completed on or before the filing of the subsequent annual statement. In the event it is not feasible to comply with a recommendation before the filing of the subsequent annual statement, the Company shall submit a written explanation as to why it was not feasible with the filing of the annual statement.

Signed this 28 day of
February, 2022.



Amy L. Beard
Insurance Commissioner
Indiana Department of Insurance

ABOUT AFFIRMATIONS

The following pages for affirmations need to be signed by each Board Member and returned to the Indiana Department of Insurance within thirty (30) days in accordance with I.C. §27-1-3.1-12(b).

If your affirmations list individuals that are no longer on your Board of Directors, you may simply retype the form on plain white paper with the correct names and a line to the right for signature. If the names are misspelled, you may do the same, simply re-type the corrected form with a line to the right for signature.

Should you have any questions or difficulties with these forms or you require additional time past the thirty (30) day requirement, please do not hesitate to contact this department at (317) 232-2390.

STATE OF INDIANA
Department of Insurance
REPORT OF EXAMINATION
OF

GENERAL TITLE INSURANCE COMPANY
NAIC COMPANY CODE 50172

As of

December 31, 2020

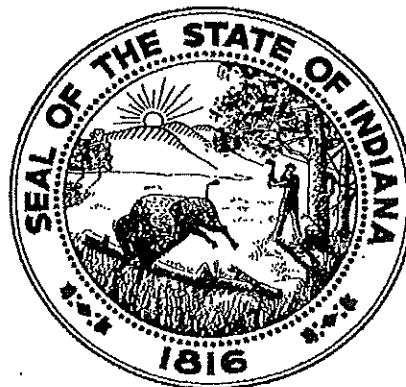


TABLE OF CONTENTS

SALUTATION.....	1
SCOPE OF EXAMINATION.....	2
HISTORY.....	2
CAPITAL AND SURPLUS.....	2
DIVIDENDS TO STOCKHOLDERS.....	3
TERRITORY AND PLAN OF OPERATION.....	3
GROWTH OF THE COMPANY.....	3
LOSS EXPERIENCE.....	4
MANAGEMENT AND CONTROL.....	4
Directors.....	4
Officers.....	5
Corporate Governance.....	5
CONFLICT OF INTEREST.....	5
OATH OF OFFICE.....	5
CORPORATE RECORDS.....	6
Articles of Incorporation.....	6
Bylaws.....	6
Minutes.....	6
AFFILIATED COMPANIES.....	6
Organizational Structure.....	6
Affiliated Agreements.....	6
FIDELITY BOND AND OTHER INSURANCE.....	7
STATUTORY AND SPECIAL DEPOSITS.....	7
REINSURANCE.....	7
Reinsurance Assumed.....	7
Reinsurance Ceded.....	7
RESERVES.....	8
ACCOUNTS AND RECORDS.....	8
FINANCIAL EXHIBITS.....	10
FINANCIAL STATEMENTS.....	11
Assets.....	11
Liabilities, Surplus, and Other Funds.....	12
Statement of Income.....	13
Capital and Surplus Account.....	14
COMMENTS ON THE FINANCIAL STATEMENTS.....	15
OTHER SIGNIFICANT FINDINGS.....	15
SUBSEQUENT EVENTS.....	15
Director Election	15
MANAGEMENT REPRESENTATION.....	15
AFFIDAVIT.....	16



STATE OF INDIANA

ERIC J. HOLCOMB, GOVERNOR

Indiana Department of Insurance

Amy L. Beard, Commissioner
311 W. Washington Street, Suite 103
Indianapolis, Indiana 46204-2787
Telephone: 317-232-2385
Fax: 317-232-5251
Website: in.gov/idoi

November 9, 2021

Honorable Amy L. Beard
Commissioner
Indiana Department of Insurance
311 West Washington Street, Suite 300
Indianapolis, Indiana 46204-2787

Dear Commissioner:

Pursuant to the authority vested in Appointment Number 4092, an examination has been made of the affairs and financial condition of:

General Title Insurance Company
208 N Walnut Street, Suite 205
Bloomington, Indiana 47404

an Indiana domestic title insurance company, hereinafter referred to as the "Company." The examination was conducted at the main administrative offices of the Company located at 24262 Broadway Avenue, Cleveland, Ohio 44146.

The Report of Examination, showing the status of the Company as of December 31, 2020, is hereby respectfully submitted.

ACCREDITED BY THE NATIONAL ASSOCIATION OF INSURANCE COMMISSIONERS

AGENCY SERVICES	COMPANY COMPLIANCE	CONSUMER SERVICES	FINANCIAL SERVICES	MEDICAL MALPRACTICE	COMPANY RECORDS	STATE HEALTH INSURANCE PROGRAM
317-232-2389	317-232-3495	317-232-2395/1-800-622-4461	317-232-2390	317-232-2402	317-232-5692	1-800-452-4800

SCOPE OF EXAMINATION

The Company was last examined by representatives of the Indiana Department of Insurance (INDOI) as of December 31, 2015. The present risk-focused examination was conducted by The Thomas Consulting Group, Inc. (Thomas Consulting) and covered the period from January 1, 2016 through December 31, 2020, and included any material transactions and/or events occurring subsequent to the examination date and noted during the course of this examination.

In conducting the risk-focused examination, the INDOI, by its representatives, relied upon the independent audit reports and opinions contained therein rendered by Hobe and Lucas Certified Public Accountants, Inc. for each year of the examination period. Such reports were prepared on a statutory basis and reconciled to the financial statements contained in the respective Annual Statements.

In accordance with the 2020 NAIC *Financial Condition Examiners Handbook*, Thomas Consulting planned and performed the risk-focused examination to evaluate the financial condition of the Company, and to identify prospective risks related to its operations. The examination process included an evaluation of corporate governance, identification and assessment of inherent risks, and documentation of system controls and procedures used to mitigate the identified risks. In addition, Thomas Consulting performed an assessment of the principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. The examination also included a review of the Company's compliance with Statutory Accounting Principles, Annual Statement Instructions, and the Indiana Insurance Code (IC). All accounts and activities of the Company were considered in accordance with the risk-focused examination process.

HISTORY

The Company was incorporated in the state of Ohio as General Title and Investment Company on March 25, 1925. The Company commenced business on that same date as a stock title insurer. Effective June 10, 2009, the Company re-domesticated to the state of Indiana. Following its re-domestication, the Company changed its name from General Title and Trust Company to its current name, General Title Insurance Company. On March 14, 2012, Manito Title Insurance Company, a Pennsylvania title insurer, was merged with and into the Company.

CAPITAL AND SURPLUS

Pursuant to the Articles of Incorporation, the capital stock authorized for the Company is 667 shares of no-par common stock. The Company's Articles of Incorporation also provides that the Company is authorized to issue two (2) classes of callable preferred stock: Class A and Class B. As of December 31, 2020, the Company's capital was as follows:

Number of authorized no-par common capital shares	667
Number of shares issued	439
Number of shares outstanding	420
Total common capital stock	\$255,960
Number of authorized preferred Class A shares	10,000
Number of shares issued	299
Number of shares outstanding	296

Total preferred Class A stock	\$681,173
Number of authorized preferred Class B shares	1,250
Number of shares issued	1,250
Number of shares outstanding	1,250
Total preferred Class B stock	\$125,000

As of December 31, 2020, 408 shares or approximately 97.14% of the Company's outstanding common stock was held by GT&T Corporation (GT&T), an Ohio holding company. The remaining thirteen (13) shares were held by four (4) of the Company's directors. In addition, at year-end 2020 the Company had eighteen (18) common shares held as treasury stock with a cost of \$88,103 and three (3) preferred Class A shares held as treasury stock with a cost of \$6,835. The Company's year-end 2020 capital and surplus also included gross paid-in and contributed surplus of \$1,276,391, unassigned funds (surplus) of \$4,670,092, and surplus notes of \$100,000.

As of December 31, 2020, the Company had one (1) outstanding surplus note. The surplus note is a non-convertible surplus note contribution in the amount a \$100,000 paid to the Company by a former director, Dennis M. Liatti. The Company pays the surplus note holder quarterly interest at a rate of 6.25% per year. The repayment of principal and interest on the surplus note is subject to the approval of the Indiana Insurance Commissioner pursuant to the provisions of IC 27-1-7-19.

DIVIDENDS TO STOCKHOLDERS

The Company did not declare or pay any dividends to stockholders during the examination period.

TERRITORY AND PLAN OF OPERATION

The Company is authorized to issue title insurance and is licensed to transact business in Arkansas, Indiana, Kentucky, Ohio, Pennsylvania, and Tennessee as of December 31, 2020. The Company's title policies are primarily written for residential properties and a significant portion of the title policies are issued as lenders policies on the American Land Title Association policy form. The Company also issues owners title policies and extended coverage title policies. The Company markets its products through independent agents.

GROWTH OF THE COMPANY

The following exhibit summarizes the financial results of the Company during the examination period:

<u>Year</u>	<u>Admitted Assets</u>	<u>Liabilities</u>	<u>Capital & Surplus</u>	<u>Net Premiums Earned</u>	<u>Net Income</u>
2020	\$12,028,967	\$5,015,289	\$7,013,678	\$13,734,283	\$941,551
2019	11,351,164	4,959,297	6,391,867	11,511,396	576,350
2018	10,450,377	4,770,731	5,679,646	11,506,747	495,759
2017	10,303,018	4,734,927	5,568,091	11,614,564	660,748
2016	9,749,548	4,786,940	4,962,608	11,400,620	621,820

Note: Amounts are shown in whole dollars and rows may not total due to rounding.

The Company's business is aligned with the real estate and mortgage refinance markets. As a result, the variances in net premiums earned during the examination period were primarily related to movements in those markets.

LOSS EXPERIENCE

The loss experience of the Company's title insurance business for the period under examination is presented in the following schedule:

Year	Title Premiums <u>Earned</u>	Losses and Loss Expenses <u>Incurred</u>	Operating Expense <u>Incurred</u>	Loss and Loss Adjustment <u>Expense Ratio</u>	Operating <u>Ratio</u>
2020	\$ 13,734,283	\$ (111,094)	\$ 13,061,490	-0.11%	95.10%
2019	11,511,396	162,175	10,959,664	1.41%	95.21%
2018	11,506,747	144,441	11,406,887	1.26%	99.13%
2017	11,614,564	212,283	11,351,444	1.83%	97.73%
2016	11,400,620	(12,414)	11,041,367	-0.11%	96.85%

The largest component of the Company's operating expenses was agents' commissions. As agents' commissions are based on a fixed percentage of premiums, changes in premiums earned and operating expenses are significantly proportional.

MANAGEMENT AND CONTROL

Directors

The Company's Amended Code of Regulations (Bylaws) specifies that the number of directors of the Company shall not be less than five (5), nor more than twenty-one (21). On October 23, 2020, one (1) of the Company's directors, Dennis M. Liatti, passed away. As a result, the Company only had four (4) directors serving as of December 31, 2020. **(Please see the "Subsequent Events" section of this report of examination.)**

The following is a listing of persons serving as directors at December 31, 2020:

<u>Name and Residence</u>	<u>Principal Business Affiliation</u>
David M. Calvin Bloomington, Indiana	Firefighter/EMT Bloomington Township
Linda M. Frank Sarasota, Florida	Secretary General Title Insurance Company
Robert B. Holman Hudson, Ohio	President General Title Insurance Company

Michael J. McDonald
Sarasota, Florida

Chief Executive Officer
General Title Insurance Company

Officers

The Company's Bylaws state that the officers of the Company shall consist of a President, Vice President, Secretary, Treasurer, and such other officers as it may determine. The Company's operations were primarily managed by the following officers as of December 31, 2020.

<u>Name</u>	<u>Title</u>
Michael J. McDonald	Chief Executive Officer
Robert B. Holman	President
Linda M. Frank	Secretary
Jennifer S. O'Boyle	Vice President and Treasurer

Corporate Governance

As of December 31, 2020, directors serving on the committees of the Board of Directors (Board) were as follows:

Investment Committee:

Michael J. McDonald	Chairman
Linda M. Frank	
Robert B. Holman	

Executive Committee:

Michael J. McDonald	Chairman
Linda M. Frank	
Robert B. Holman	

The Company also receives oversight from its management committees that include a Technology Committee, Agency Appointment Committee, Marketing Committee, and an Agency Outreach Committee.

CONFLICT OF INTEREST

The Company's conflict of interest disclosure process requires directors and officers to complete a conflict of interest disclosure statement on an annual basis. From a review of the directors and officers signed statements, there were no material conflicts of interest noted for the period under examination.

OATH OF OFFICE

IC 27-1-7-10(i) requires that every director, when elected, shall take and subscribe to an oath stating that he or she will faithfully, honestly, and diligently administer the affairs of the corporation and will not knowingly violate any of the laws applicable to such corporation. Each director serving as of December 31, 2020, signed an Oath of Office statement when elected.

CORPORATE RECORDS

Articles of Incorporation

There were no amendments made to the Company's Articles of Incorporation during the period under examination.

Bylaws

On March 15, 2017, Article I of the Company's Bylaws was modified to designate the location of the Annual Meetings of the Shareholders to be within or outside of the state of Indiana.

Minutes

The Board and Shareholders Meeting minutes were reviewed for the period under examination through the fieldwork completion date and significant actions taken during each meeting were noted. The Annual Meetings of the Shareholders were held in accordance with IC 27-1-7-7(b) and the Company's Bylaws.

AFFILIATED COMPANIES

Organizational Structure

The Company is a member of an insurance holding company system as defined within IC 27-1-23 and Regulation of Insurance Holding Company Systems. An Insurance Holding Company System Registration Statement was filed annually with the INDOI for each year of the examination period. The following organizational chart depicts the Company's relationship within the holding company system:

	NAIC Company Code	Domiciliary State/Country
GT&T Corporation		OH
General Title Insurance Company (stock) – 97.14%	50172	IN

In addition to the entities as identified above, two (2) of the Company's directors, Michael J. McDonald and Robert B. Holman, are affiliated with the law firm Holman Frank & McDonald, which provides legal services to the Company on a limited basis.

Affiliated Agreements

The following significant affiliated agreement was disclosed as part of the Insurance Holding Company System Registration Statement and was filed with, and not disapproved by, the INDOI in accordance with

IC 27-1-23-4(b)(4).

Tax Sharing Agreement

The Company entered into a Tax Sharing Agreement effective January 1, 1997 for the purpose of establishing methods for allocating taxes between GT&T and its subsidiaries. As of December 31, 2020, GT&T and the Company were the only parties to this agreement. Under the terms of the agreement, the allocation of the tax liability is based upon separate return calculations with current credit for net losses. The agreement provides that intercompany tax balances are to be settled annually in the first quarter of each year.

FIDELITY BOND AND OTHER INSURANCE

The Company is protected by a fidelity bond. The fidelity bond was issued by Travelers Casualty and Surety Company of America. The Company is insured for losses up to \$200,000 per loss with a \$5,000 deductible. The fidelity bond limit was adequate to meet the prescribed minimum coverage specified by the NAIC. Other various interests of the Company are protected by appropriate policies of insurance.

STATUTORY AND SPECIAL DEPOSITS

The Company reported statutory and special deposits primarily comprised of money market funds, municipal bonds, and U.S. government bonds held by various Departments of Insurance as of December 31, 2020:

<u>State</u>	<u>Book Value</u>	<u>Fair Value</u>
Deposits for the Benefit of all Policyholders:		
Indiana	\$ 243,219	\$ 259,047
All Other Special Deposits:		
Kentucky	1,141,063	1,203,091
Ohio	<u>377,171</u>	<u>392,839</u>
Total Deposits	<u>\$ 1,761,453</u>	<u>\$ 1,854,977</u>

Note: Amounts are shown in whole dollars and columns may not total due to rounding.

REINSURANCE

Reinsurance Assumed

The Company does not assume reinsurance.

Reinsurance Ceded

The following significant reinsurance agreements were in place as of December 31, 2020:

- 1) Effective August 31, 2020, the Company entered into an Excess of Loss Title Reinsurance Agreement with Munich Reinsurance America, Inc. (Munich Re). Under the terms of the agreement the Company cedes title insurance losses in excess of \$500,000 per occurrence up to \$5,000,000 per occurrence through two (2) layers of coverage. The aggregate limit for both layers combined is \$13,500,000 per occurrence per agreement year.
- 2) Effective August 31, 2020, the Company entered into a Quota Share Title Reinsurance Agreement with Munich Re. On a facultative basis, as respects each policy issued by the Company for amounts exceeding \$5,000,000 but not exceeding \$10,000,000, the Company cedes 95% of net losses per occurrence. As respects each policy issued by the Company for amounts exceeding \$10,000,000, the Company cedes 97.5% of net losses per occurrence.

In addition to the coverages provided by Munich Re, the Company's reinsurance program includes a Treaty of Automatic Title Reinsurance with Connecticut Attorneys Title Insurance Company for policies issued prior to the coverage provided by Munich Re. Under the terms of the agreement, the Company cedes title insurance losses in excess of \$500,000 per policy up to \$5,000,000.

RESERVES

Arthur R. Randolph, II, FCAS, MAAA, CPCU, ARM, ARe, of Pinnacle Actuarial Resources, Inc., is the Appointed Actuary for the Company. Mr. Randolph was appointed by the Board to render an actuarial opinion on the statutory-basis reserves of the Company. He rendered an opinion on such reserves for 2019 and 2020. John E. Wade, ACAS, MAAA, of Pinnacle Actuarial Resources, Inc., rendered an opinion on such reserves for the years 2016 to 2018 covered by this examination.

The scope of the opinion was to examine the actuarial assumptions and methods used in determining reserves and related actuarial items, as shown in the Annual Statement of the Company as prepared for filing with state regulatory officials, as of December 31, 2020. In forming the opinion, information prepared by the Company was relied upon. This information was evaluated for reasonableness and consistency. In other respects, the examination included such review of the actuarial assumptions and methods used, and such tests of the calculations as considered necessary.

The 2020 opinion stated the reserves: 1) meet the requirements of the insurance laws of the State of Indiana, 2) are consistent with reserves computed in accordance with relevant actuarial standards of practice promulgated by the Actuarial Standards Board, and 3) make a reasonable provision for all unpaid loss and loss expense obligations of the Company under the terms of its contracts and agreements.

During the examination, it was determined by Thomas Consulting that the significant actuarial items in the Company's 2020 Annual Statement were materially correct and fairly stated in accordance with statutory accounting practices prescribed or permitted by the INDOI.

ACCOUNTS AND RECORDS

The Company's accounting procedures, practices, account records, and supporting data were reviewed and tested to the extent deemed necessary. The detail trial balance prepared from the Company's general ledger for the year ending December 31, 2020, was agreed to the Annual Statement without exception. The

Company's independent auditors issued unqualified opinions on the Company's audited Statutory Financial Statements for each year during the examination period. The audited Statutory Financial Statements were agreed to the Annual Statement for the year ending December 31, 2020, with no exceptions noted. All of the independent audit work papers were made available to Thomas Consulting during the examination.

Overall, Thomas Consulting determined the Company's accounting procedures, practices, and account records were satisfactory.

FINANCIAL EXHIBITS

Comparative Exhibit – Statutory Statement of Assets
Comparative Exhibit – Statutory Statement of Liabilities, Surplus, and Other Funds
Comparative Exhibit - Statutory Statement of Income
Comparative Exhibit – Statutory Capital and Surplus Account

NOTE: Amounts are shown in whole dollars and columns may not total due to rounding.

GENERAL TITLE INSURANCE COMPANY

FINANCIAL STATEMENTS

Assets

As of December 31, 2020

	Per Annual Statement	Examination Adjustments	Per Examination	December 31, Prior Year
Bonds	\$ 5,840,659	\$ -	\$ 5,840,659	\$ 5,984,441
Preferred stocks	929,743	-	929,743	894,382
Common stocks	1,910,617	-	1,910,617	1,914,625
Properties occupied by the company	462,290	-	462,290	469,518
Cash and short-term investments	<u>2,220,106</u>	-	<u>2,220,106</u>	<u>1,520,304</u>
Subtotals, cash and invested assets	<u>\$ 11,363,415</u>	<u>\$ -</u>	<u>\$ 11,363,415</u>	<u>\$ 10,783,270</u>
Investment income due and accrued	\$ 68,912	\$ -	\$ 68,912	\$ 69,311
Uncollected premiums and agents' balances in the course of collection	352,159	-	352,159	280,140
Current federal and foreign income tax recoverable and interest thereon	-	-	-	9,343
Electronic data processing equipment and software	191,755	-	191,755	170,389
Aggregate write-ins for other-than- invested assets	<u>52,726</u>	<u>-</u>	<u>52,726</u>	<u>38,711</u>
Total assets excluding Separate Accounts, Segregated Accounts and Protected Cell Accounts	<u>\$ 12,028,967</u>	<u>\$ -</u>	<u>\$ 12,028,967</u>	<u>\$ 11,351,164</u>
Totals	<u>\$ 12,028,967</u>	<u>\$ -</u>	<u>\$ 12,028,967</u>	<u>\$ 11,351,164</u>

GENERAL TITLE INSURANCE COMPANY

FINANCIAL STATEMENTS

Liabilities, Surplus, and Other Funds

As of December 31, 2020

	Per Annual Statement	Examination Adjustments	Per Examination	December 31, Prior Year
Known claims reserve	\$ 103,100	\$ -	\$ 103,100	\$ 244,556
Statutory premium reserve	4,562,868	-	4,562,868	4,244,917
Other expenses (excluding taxes, licenses and fees)	251,321	-	251,321	188,346
Current federal and foreign income taxes	-	-	-	96,078
Net deferred tax liability	98,000	-	98,000	185,400
Total liabilities	<u>\$ 5,015,289</u>	<u>\$ -</u>	<u>\$ 5,015,289</u>	<u>\$ 4,959,297</u>
Common capital stock	\$ 255,960	\$ -	\$ 255,960	\$ 255,960
Preferred capital stock	806,173	-	806,173	806,173
Surplus notes	100,000	-	100,000	100,000
Gross paid in and contributed surplus	1,276,391	-	1,276,391	1,276,391
Unassigned funds (surplus)	4,670,092	-	4,670,092	4,048,281
Less treasury stock, at cost:				
18 shares common	88,103	-	88,103	88,103
3 shares preferred	6,835	-	6,835	6,835
Surplus as regards policyholders	<u>\$ 7,013,678</u>	<u>\$ -</u>	<u>\$ 7,013,678</u>	<u>\$ 6,391,867</u>
Totals	<u>\$ 12,028,967</u>	<u>\$ -</u>	<u>\$ 12,028,967</u>	<u>\$ 11,351,164</u>

GENERAL TITLE INSURANCE COMPANY

FINANCIAL STATEMENTS

Statement of Income

As of December 31, 2020

	Per Annual Statement	Examination Adjustments	Per Examination	December 31, Prior Year
Operating Income				
Title insurance and related income:				
Title insurance premiums earned	\$ 13,734,283	\$ -	\$ 13,734,283	\$ 11,511,396
Other operating income	238,480	-	238,480	60,127
Total operating income	<u>\$ 13,972,763</u>	<u>\$ -</u>	<u>\$ 13,972,763</u>	<u>\$ 11,571,523</u>
Expenses				
Losses and loss adjustment expenses incurred	\$ (111,094)	\$ -	\$ (111,094)	\$ 162,175
Operating expenses incurred	13,061,490	-	13,061,490	10,959,664
Total operating expenses	<u>\$ 12,950,396</u>	<u>\$ -</u>	<u>\$ 12,950,396</u>	<u>\$ 11,121,839</u>
Net operating gain or (loss)	<u>\$ 1,022,367</u>	<u>\$ -</u>	<u>\$ 1,022,367</u>	<u>\$ 449,684</u>
Investment Income				
Net investment income earned	\$ 346,215	\$ -	\$ 346,215	\$ 362,734
Net realized capital gains (losses) less capital gains tax	(227,981)	-	(227,981)	(78,314)
Net investment gain (loss)	<u>\$ 118,234</u>	<u>\$ -</u>	<u>\$ 118,234</u>	<u>\$ 284,420</u>
Net income after capital gains tax and before all other federal income taxes	\$ 1,140,601	\$ -	\$ 1,140,601	\$ 734,104
Federal and foreign income taxes incurred	199,050	-	199,050	157,754
Net income	<u>\$ 941,551</u>	<u>\$ -</u>	<u>\$ 941,551</u>	<u>\$ 576,350</u>

GENERAL TITLE INSURANCE COMPANY

FINANCIAL STATEMENTS

Capital and Surplus Account

	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
Capital and Surplus Account					
Surplus as regards policyholders, December 31, prior year	<u>\$ 6,391,867</u>	<u>\$ 5,679,647</u>	<u>\$ 5,568,091</u>	<u>\$ 4,962,608</u>	<u>\$ 4,268,893</u>
Net income	\$ 941,551	\$ 576,350	\$ 495,759	\$ 660,748	\$ 621,820
Change in net unrealized capital gains (losses)	7,847	375,665	(343,372)	73,517	172,318
Change in nonadmitted assets	(327,587)	(239,795)	(40,831)	(128,782)	(100,423)
Change in surplus notes	-	-	(229,700)	(180,200)	(90,100)
Capital Changes:					
Paid in	-	-	229,700	180,200	90,100
Change in surplus as regards policyholders for the year	<u>\$ 621,811</u>	<u>\$ 712,220</u>	<u>\$ 111,556</u>	<u>\$ 605,483</u>	<u>\$ 693,715</u>
Surplus as regards policyholders, December 31 current year	<u>\$ 7,013,678</u>	<u>\$ 6,391,867</u>	<u>\$ 5,679,647</u>	<u>\$ 5,568,091</u>	<u>\$ 4,962,608</u>

COMMENTS ON THE FINANCIAL STATEMENTS

There were no recommended adjustments to surplus as of December 31, 2020, based on the results of this examination.

OTHER SIGNIFICANT FINDINGS

There were no significant findings noted as a result of this examination.

SUBSEQUENT EVENTS

Director Election

Subsequent to the examination period, on March 9, 2021, the Company elected David S. Liatti to the Board. As a result, the Company has the required minimum number of directors pursuant to its Bylaws and IC 27-1-7-10(a), which require that the minimum of directors shall be five (5).

MANAGEMENT REPRESENTATION

In support of contingencies and accuracy of information provided during the course of the examination, Thomas Consulting obtained a management representation letter in the standard NAIC format. This letter was executed by key financial personnel of the Company and provided to Thomas Consulting.

AFFIDAVIT

This is to certify that the undersigned is a duly qualified Examiner-In-Charge appointed by the Indiana Department of Insurance and that he, in coordination with staff assistance from The Thomas Consulting Group, Inc., performed an examination of the **General Title Insurance Company** as of **December 31, 2020**.

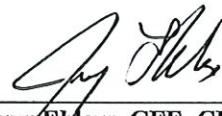
The Indiana Department of Insurance is accredited under the National Association of Insurance Commissioners Financial Regulation Accreditation Standards.

The examination was performed in accordance with those procedures required by the 2020 NAIC *Financial Condition Examiners Handbook* and other procedures tailored for this examination. Such procedures performed on this examination do not constitute an audit made in accordance with generally accepted auditing standard and no audit opinion is expressed on the financial statements contained in this report.

The attached Report of Examination is a true and complete report of condition of the **General Title Insurance Company** as of **December 31, 2020**, as determined by the undersigned.



D. Patrick Huth, CFE
The Thomas Consulting Group, Inc.




Jerry Ehlers, CFE, CPA
Indiana Department of Insurance

State of:
County of:

On this 28th day of February, 2022, before me personally appeared, D. Patrick Huth and Jerry Ehlers to sign this document.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal in said County and State, the day and year last above written.

My commission expires October 4, 2025 

Notary Public

DARCY L. SHAWVER
NOTARY PUBLIC
SEAL
MARION COUNTY, STATE OF INDIANA
MY COMMISSION EXPIRES OCTOBER 4, 2025
COMMISSION NO 706053

