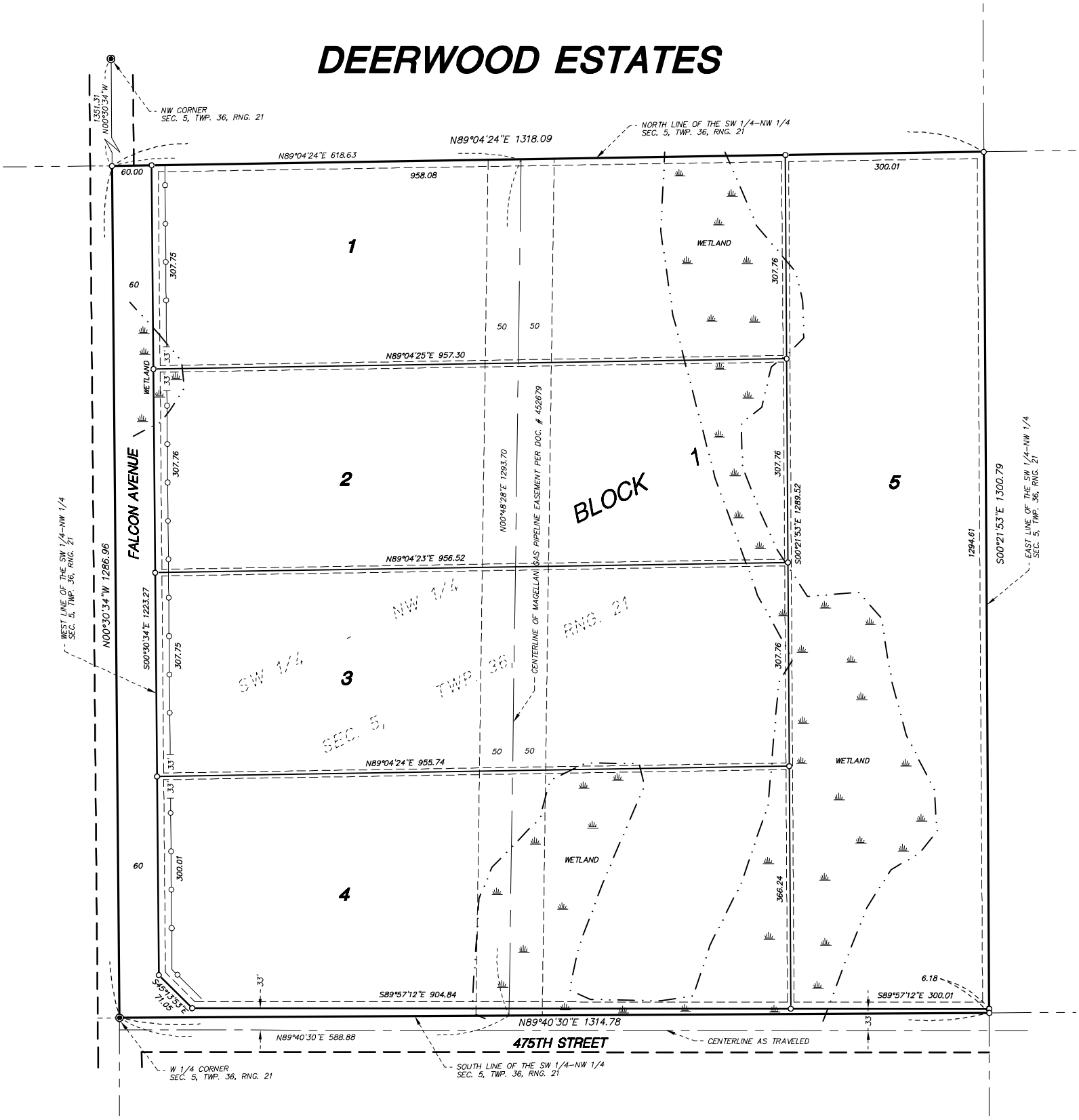DEERWOOD ESTATES