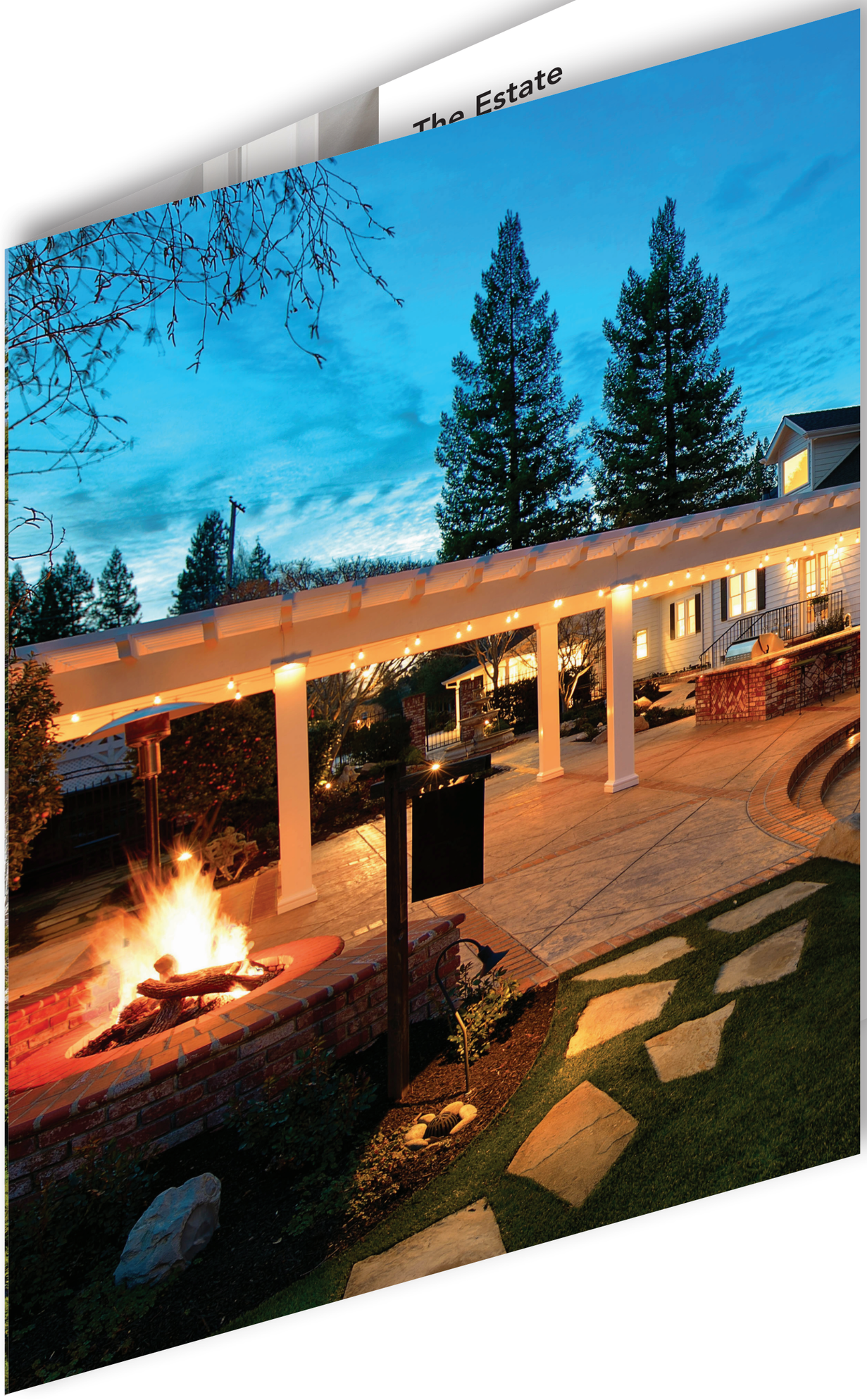The Estate