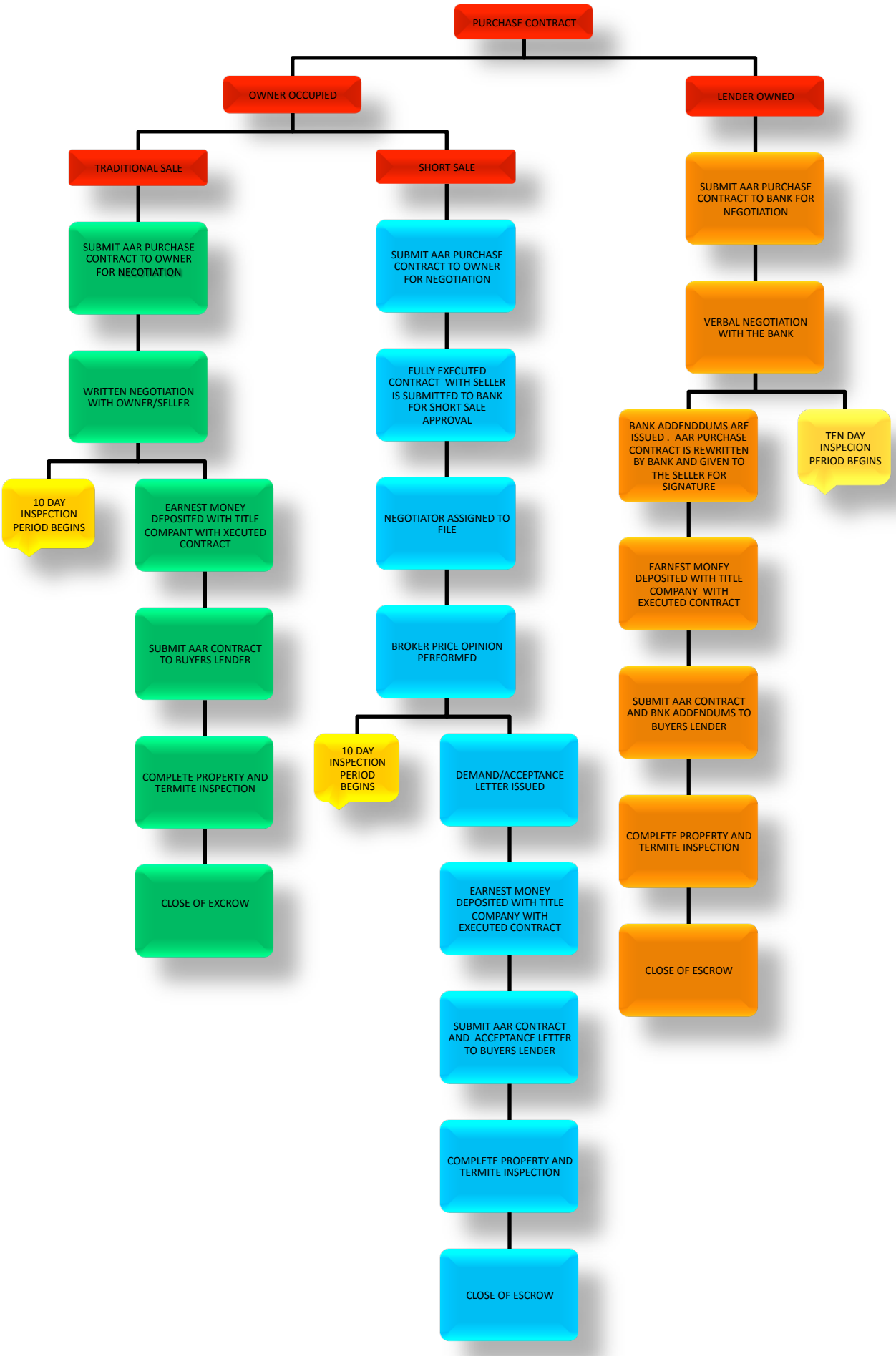ANATOMY OF A REAL ESTATE TRANSACTION