# VIRGINIA LAND RECORD COVER SHEET

Commonwealth of Virginia VA. CODE §§ 17.1-223, -227.1, -249

## FORM A – COVER SHEET CONTENT

Instrument Date: 5/12/2026

Instrument Type: DBS

Number of Parcels: 3 Number of Pages: 5

[ ] City [X] County WISE COUNTY
CIRCUIT COURT

Tax Exempt? VIRGINIA/FEDERAL CODE SECTION

[ ] Grantor:

[ ] Grantee:

Business/Name

*(Area Above Reserved For Deed Stamp Only)*

1 Grantor: HICKEN, MICHAEL GLENN

Grantor:

1 X Grantee: HARRIS LAND AND TIMBER COMPANY, LLC DBA COUNTRY LAND BUYERS

Grantee:

Grantee Address

Name: HARRIS LAND AND TIMBER COMPANY, LLC DBA COUNTRY LAND BUYERS

Address: P.O. BOX 217

City: FLOYD State: VA Zip Code: 24091

Consideration: $24,000.00 Existing Debt: $0.00 Actual Value/Assumed: $34,300.00

*PRIOR INSTRUMENT UNDER § 58.1-803(D):*

Original Principal: $0.00 Fair Market Value Increase: $0.00

Original Book No.: Original Page No.: Original Instrument No.:

Prior Recording At: [ ] City [X] County Percentage In This Jurisdiction: 100%

Book Number: Page Number: Instrument Number:

Parcel Identification Number/Tax Map Number: 002376

Short Property Description:

Current Property Address:

City: POUND State: VA Zip Code: 24279

Instrument Prepared By: SAFYRE LAW Recording Paid By: SAFYRE LAW

Recording Returned To: HARRIS LAND AND TIMBER COMPANY, LLC DBA COUNTRY LAND BUYERS

Address: P.O. BOX 217

City: FLOYD State: VA Zip Code: 24091


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# VIRGINIA LAND RECORD COVER SHEET

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## FORM C – ADDITIONAL PARCELS

Instrument Date: 5/12/2026

Instrument Type: DBS

Number of Parcels: 3 Number of Pages: 5

[ ] City [X] County WISE COUNTY
CIRCUIT COURT

Parcels Identification/Tax Map

Prior Recording At:

[ ] City [ ] County

Percentage In This Jurisdiction: 100%

*(Area Above Reserved For Deed Stamp Only)*

Book Number: Page Number:

Instrument Number:

Parcel Identification Number (PIN)/Tax Map Number: 002377

Short Property Description:

Current Property Address:

City: POUND State: VA Zip Code: 24279

Prior Recording At:

[ ] City [ ] County Percentage In This Jurisdiction: 100%

Book Number: Page Number: Instrument Number:

Parcel Identification Number/Tax Map Number: 002378

Short Property Description:

Current Property Address:

City: POUND State: VA Zip Code: 24279


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Brit Davis-Hoopai, Esq. (Bar No. 96123)

Map/Parcel No.: 002376, 002377 and 002378
Account Number: R002376, R002377 and R002378

Consideration: $24,000.00
Assessed Value: $34,300.00

The existence of title insurance is unknown to the preparer.

THIS DEED is made and entered into this day, May 12th, 2026, by and between MICHAEL GLENN **HICKEN**, as GRANTOR, and **HARRIS LAND AND TIMBER COMPANY, LLC DBA COUNTRY LAND BUYERS**, a Virginia Limited Liability Company, as GRANTEE.

W I T N E S S E T H

**WHEREAS**, Sharon Yvonne Phillips, Gary Eugene Hicken, and Michael Glenn Hicken acquired the herein described real estate from Sharon Yvonne Phillips and Gary Eugene Hicken by Deed dated September 01, 2016, and recorded September 07, 2016, in the Circuit Court Clerk's Office of Wise County and the City of Norton, Virginia, as Instrument Number 201604182; and

**WHEREAS**, Sharon Yvonne Phillips departed this life on December 27, 2019, and pursuant to the survivorship provision in the aforesaid Deed, Gary Eugene Hicken and Michael Glenn Hicken became the owners of the herein described real estate; and

**WHEREAS**, Gary Eugene Hicken departed this life on September 15, 2021, and pursuant to the survivorship provision in the aforesaid Deed, Michael Glenn Hicken became the sole owner of the herein described real estate.

**NOW THEREFORE**, in consideration of TWENTY FOUR THOUSAND DOLLARS ($24,000.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged; the Grantor bargains, grants, sells, and conveys with **GENERAL WARRANTY AND ENGLISH COVENANTS OF TITLE** unto the Grantee, Harris Land and Timber Company, LLC dba Country Land Buyers, those three (3) certain tracts or parcels of real estate, with all improvements thereon, situate in the Roberson District of Wise County, Virginia, and being described as follows:

TRACT NO. 1: Map/Parcel No.: 002376 Account Number: R002376

Situate on White Oak Creek, in the Roberson District of Wise County, Virginia, referred to as containing 2 acres, more or less, and being described as follows:

"BEGINNING at a poplar tree on the bank of White Oak Creek, and on a line with the Willie Bush property and the Jefferson National Forest; thence due East following the center of White Oak Creek as it meanders 600 feet to a stake; thence leaving White Oak Creek and in a Southern Direction and in a straight line 236 feet to a stake; thence due West and in a straight line 600 feet to a stake in the said Willie Bush line; thence in a straight line and following the Willie Bush line and in a Northern direction 236 feet to the point of BEGINNING"

TRACT NO. 2: Map/Parcel No.: 002377 Account Number: R002377

Situate on White Oak Creek, in the Roberson District of Wise County, Virginia, referred to as containing 7 acres, more or less, and being described as follows:

"BOUNDED AS FOLLOWS: On the North by the lands of Ira Potter; On the South by the lands of G. B. Austin; On the East by the lands of Nettie Hayes; On the West by the lands of Willie Bush"

TRACT NO. 3: Map/Parcel No.: 002378 Account Number: R002378

Situate on White Oak Creek, in the Roberson District of Wise County, Virginia, referred to as containing 40 acres, more or less, and being described as follows:

"BEING all of the water shed land belonging to Raymon Roberson and Lena Mae Roberson and formerly belonging to Troy Mullins known as 'Muddy' Hollow' and bounded by the Dave Austin and Lipps tract of land and the Jefferson National forest"

Being a part of the same property acquired by the Grantor herein as aforesaid. Reference is hereby made to the aforesaid Deed for a more particular description of the property herein conveyed and the exceptions therefrom.

Tract No. 3 of the herein described real estate is BENEFICIARY OF that easement conveyed from Ira Potter, et ux. to William C. Boggs, et ux. by Deed dated September 25, 1974, and recorded November 22, 1974, in the aforesaid Clerk's Office, in Deed Book 470, Page 258.

There is hereby excepted and reserved from the operation of this conveyance anything and everything that may have been heretofore excepted or conveyed from said land by prior owners thereof by deed or instrument of record in said Clerk's Office.

WITNESS the following signature and seal.

_____(SEAL)
Michael Glenn Hicken

STATE OF Tennessee
COUNTY OF Sullivan

On this day, May 12th, 2026, the foregoing Instrument was subscribed and acknowledged before me by Michael Glenn Hicken, whose identity is known or was proven to me by photographic evidence.

Melody Lee Redmond
NOTARY PUBLIC
My Commission Expires: January 16, 2030
Registration Number: 101749335

Mail Tax Bill To:
**P.O. Box 217**
**Floyd, VA 24091**

MELODY LEE REDMOND
STATE OF TENNESSEE NOTARY PUBLIC
SULLIVAN COUNTY

Instrument 202601881
Recorded in the Clerk s Office of
Wise County and the City of Norton
On May 12, 2026 at 12:16 PM.
Dezarah Jessee Hall, Clerk
Recorded by: Sabrina Stewart-Mullins