

PRE-CLOSING PROPERTY SUMMARY

5609 Alta Vista Court, Raleigh, NC 27610

Wake County, North Carolina

PREPARED FOR

Bryan Yurko, Turning Page Homes



PREPARED BY

Jill Thorne, Sr. Underwriter

SouthLake Title

Date: August 1, 2026

SECTION 1 — PROPERTY IDENTIFICATION

Property Address	5609 Alta Vista Court, Raleigh, NC 27610
Parcel ID / PIN	Real Estate ID / Parcel Identifier No. 122935 (Tax Lot No. 0122935), Wake County
Legal Description	Lot 43, Riverview North Subdivision, Phase Two, as shown on plat recorded in Book of Maps 1982, Page 1080 (cross-referenced Book of Maps 1982, Page 103), Wake County Registry
Subdivision	Riverview North Subdivision, Phase Two
County	Wake County, North Carolina
Township	St. Matthews Township
Neighborhood Code	Not stated in provided record set — confirm on current Wake County REID/PIN card
Tax District	City of Raleigh corporate limits (per situs address) — confirm current jurisdiction/tax district code on REID card
Property Use	Single Family Residential
Property Type	Single Family Residential
Access	Public street frontage on Alta Vista Court (per recorded subdivision plat)

SECTION 2 — CURRENT OWNERSHIP & CHAIN OF TITLE

Current Owner of Record

Current Owner	Terry Lee Hunter and wife, Valerie Lynn Hunter, as Tenants by the Entirety. Mr. Hunter is deceased (2025); by operation of North Carolina law, title to entirety property vests solely in the surviving spouse, Valerie Lynn Hunter, upon the death of the first spouse, without probate of the real property.
Deed Date / Recorded	Acknowledged January 21, 1986; Recorded March 3, 1986
Deed Book / Page	Book 3669, Page 155, Wake County Registry
Instrument Type	North Carolina General Warranty Deed
Grantor	Johnnie M. Bethea and wife, Merion L. Barnes Bethea

Grantee Address	5609 Alta Vista Court, Raleigh, NC 27610
Notary / Acknowledgment	Acknowledged before a Notary Public of Wake County, North Carolina; commission expiration referenced as September 1, 1989
Legal Description Reference	Lot 43, Riverview North Subdivision, Phase Two, per plat recorded Book of Maps 1982, Page 1080, Wake County Registry
Prior Instrument Reference	Property acquired by Grantor per instrument recorded Book 3147, Page 138, Wake County Registry

Deed Title Exceptions (1986 Deed, Book 3669/Page 155)

1. Restrictive Covenants recorded in Book 2987, Page 813 and Book 3019, Page 55, Wake County Registry.
2. Drainage and sanitary sewer easements as shown on the recorded plat.
3. General service and utility easements of record, and 1985 ad valorem taxes affecting the property.

Prior Owner — Johnnie M. Bethea & Merion L. Barnes Bethea (1983–1986)

Prior Owner	Johnnie M. Bethea and wife, Merion L. Barnes Bethea
Acquired	Deed dated July 18, 1983
Deed Book / Page	Book 3147, Page 138, Wake County Registry
Instrument Type	North Carolina General Warranty Deed
Grantor	Myrick Construction Company of Raleigh, Inc., a North Carolina corporation
Deed Title Exceptions	Subject to restrictions and easements of record, and to 1983 ad valorem taxes.

Prior Owner — Myrick Construction Company of Raleigh, Inc. (1982–1983, Builder/Developer)

Acquired	Deed dated November 18, 1982, conveying Lots 11 & 43, Phase II, Riverview North Subdivision
Deed Book / Page	Book 3068, Page 646, Wake County Registry
Grantor	Mollie H. Harrison and husband, B.B. Harrison — conveying their one-half undivided interest in the lots
Note — Root of Title	Mrs. Harrison's one-half undivided interest traces to an original 86.41-acre tract in St. Matthews Township conveyed by North Carolina General Warranty Deed dated January 25, 1980, recorded Book 2804, Page 776, Wake County Registry, from Myrick Construction Company of Raleigh, Inc. to Molly H. Harrison — a bulk-acreage transaction predating the platting of individual Riverview North Subdivision lots.

SECTION 3 — OWNER'S TITLE INSURANCE POLICY

⚠ Prior Lateral Policy — Informational Only, No Reissue Credit

The policy included in the source-document file is a PRIOR LATERAL POLICY — it insures 5605 Alta Vista Court (Lot 42), an adjoining lot in the same subdivision, not the subject property. It is included below FOR INFORMATIONAL PURPOSES ONLY

(Chicago Title Policy No. 7230600-212417271, insured to Jimmy W. Small, Sr. and spouse, Patricia E. Small, dated September 21, 2017).

NO REISSUE CREDIT WILL APPLY based on this policy, as it does not insure the subject property.

NO PRIOR POLICY was found in the SouthLake Title databases for 5609 Alta Vista Court (Lot 43). SouthLake Title recommends ordering a full title search and current title commitment for the subject property, at full (non-reissue) rate, prior to closing.

Schedule A — Prior Lateral Policy (Adjoining Lot 42) — Informational Only

Underwriter	Chicago Title Insurance Company
Issuing Agent	Chicago Title, 3600 Glenwood Ave, Suite 150, Raleigh, NC 27612
Policy Number	7230600-212417271
File Number	2017091313
Policy Date	September 21, 2017 at 09:01 AM
Amount of Insurance	\$137,000.00
Insured	Jimmy W. Small, Sr. and spouse, Patricia E. Small
Estate / Interest	Fee Simple
Title Vested In	Jimmy W. Small, Sr. and spouse, Patricia E. Small
Land Description	Lot 42, Riverview North Subdivision, Phase Two, per plat recorded Book of Maps 1982, Page 103 and Book of Maps 1982, Page 1080, Wake County Registry
Address Reference (Policy)	5605 Alta Vista Court, Raleigh, NC 27610 — NOT the subject property
ALTA Form	ALTA Owner's Policy (6/17/06)
Reissue Note	PRIOR LATERAL POLICY — informational only. NO REISSUE CREDIT WILL APPLY. No prior policy was found in the SouthLake Title databases for the subject property, Lot 43.

Schedule B — Exceptions from Coverage (Prior Lateral Policy, Adjoining Lot 42 — Informational Only)

1. Taxes or assessments for the year 2017 due or payable, unpaid but not yet delinquent; taxes or assessments for subsequent years, not yet due or payable.
2. Terms, provisions, options, right of first refusal, covenants, conditions, restrictions, easements, charges, assessments, and liens provided for in instrument(s) filed for record in Book 2987, Page 813, Wake County Registry, and any related maps, plans, bylaws and other document(s) and amendment(s), but omitting any covenants or restrictions, if any, based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
3. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Book of Maps 1982, Page 103 and Book of Maps 1982, Page 1080, Wake County Registry.
4. Any discrepancy, conflict, access, shortage in area or boundary lines, encroachment, encumbrance, violation, variation, overlap, setback, easement or claims of easement, riparian right, and title to land within roads, ways, railroads, watercourses, burial grounds, marshes, dredged or filled areas or land below the mean highwater mark or within the bounds of any adjoining body of water, or other adverse circumstance affecting the Title that would be disclosed by a current inspection and accurate and complete land survey of the Land.
5. Rights of others in and to any party wall(s) and common area(s) affecting the insured premises.
6. This policy does not insure against loss or damage arising by reason of matters of Title prior to March 30, 1988.
7. Any reversionary interest, reverters, and rights of entry.
8. Any lease, grant, exception, or reservation of minerals or mineral rights or other subsurface substances.

Note: The restrictive-covenant reference in Exception 2 above (Book 2987, Page 813) matches the covenant book/page cited against the subject Lot 43 in the historical deed-of-trust record, confirming both lots share the same recorded Riverview North Subdivision restrictions.

SECTION 4 — PROPERTY & STRUCTURE CHARACTERISTICS

Data Not Available in Provided Record Set

No CAMA / GIS property record card for 5609 Alta Vista Court was included in the uploaded file set, so structure-level detail (year built, finished area, room counts, exterior/roof materials, mechanical systems, garage, and current assessed/market value) cannot be verified from source documents at this time.

SouthLake Title recommends pulling the current Wake County Real Estate ID (REID 122935) record from the Wake County Tax Administration Real Estate Search (services.wake.gov/TaxPortal/) to complete this section before the packet is finalized.

Attribute	Detail	Attribute	Detail
Parcel / REID	122935	Subdivision	Riverview North S/D, Phase Two
Lot	43	Township	St. Matthews Township
Lot Size	Not available — see note above	Year Built	Not available — see note above
Structure Type	Not available — see note above	Stories	Not available — see note above
Living Area (Finished)	Not available — see note above	Total Area	Not available — see note above
Bedrooms	Not available — see note above	Bathrooms	Not available — see note above
Porch / Patio	Not available — see note above	Garage	Not available — see note above
Foundation	Not available — see note above	Ext. Wall	Not available — see note above
Roof	Not available — see note above	Heating / Cooling	Not available — see note above
Fireplace / Pool	Not available — see note above	Driveway	Not available — see note above
Market Value (current)	Not available — see note above	Assessed Value (current)	Not available — see note above

SECTION 5 — PLAT & SURVEY INFORMATION

Plat Title	“Riverview North Subdivision, Phase Two” — St. Matthews Township, Wake County, NC
Surveyor	John Y. Phelps, Jr., Registered Land Surveyor
Survey / Plat Date	February 10, 1982 (original); revised December 4, 1982 — flood fringe line added
Plat Recorded	Recorded February 11, 1982, Book of Maps 1982, Page 1080, Wake County Registry (cross-referenced Book of Maps 1982, Page 103)
Tract / Lot	Lot 43

Scale	1" = 100'
Road Frontage	Alta Vista Court (per recorded plat)
Adjacent Lots	Lot 42 and Lot 44, Alta Vista Court (per recorded plat layout)
Easements Shown	20-ft drainage easement; sanitary sewer easement; general utility easements per plat notations
Flood Notes (Plat)	100-year flood fringe elevation noted at 185.15'; plat notation indicates the centerline of Crabtree Creek is approximately 300' north of the lots, with the floodway line approximately 130' south of the creek centerline
Approvals / Certifications	Flood Plain Ordinance approval stamped December 6, 1982; City of Raleigh Council Resolution (1980) 348 referenced on the plat; certified by John Y. Phelps, Jr., Registered Land Surveyor
Plat Notes	Portions of the plat area are marked "future development by owner" outside the platted lots shown

SECTION 6 — TAX ASSESSMENT & PAYMENT HISTORY

Data Not Available in Provided Record Set

No tax bill history or assessment records were included in the uploaded file set. The tables below are provided as placeholders for the standard 5-year history and should be populated directly from Wake County Tax Administration (services.wake.gov/TaxPortal, REID 122935) prior to finalizing this packet.

5-Year Market Value History

Tax Year	Land Value	Building Value	Total Value
Not Available	Not Available	Not Available	Not Available
Not Available	Not Available	Not Available	Not Available
Not Available	Not Available	Not Available	Not Available
Not Available	Not Available	Not Available	Not Available
Not Available	Not Available	Not Available	Not Available

5-Year Tax Payment History

Tax Year	Total Due	Amount Paid	Unpaid Balance	Date Paid
Not Available	Not Available	Not Available	Not Available	Not Available
Not Available	Not Available	Not Available	Not Available	Not Available
Not Available	Not Available	Not Available	Not Available	Not Available
Not Available	Not Available	Not Available	Not Available	Not Available
Not Available	Not Available	Not Available	Not Available	Not Available

Current Tax Status: Not verified from provided records. Confirm current-year tax status and any delinquency directly with Wake County Tax Administration before closing, particularly in light of the 2025 death of a joint owner.

SECTION 7 — TITLE CONTACT & PRE-CLOSING CHECKLIST

YOUR TITLE CONTACT

Jill Thorne, Sr. Underwriter
SouthLake Title
Serving Agents and Homeowners Across the Carolinas
info@SouthLake-Title.com

REISSUE NOTE

The attached policy is a Prior Lateral Policy (adjoining Lot 42) included for informational purposes only — NO REISSUE CREDIT WILL APPLY. NO PRIOR POLICY was found in the SouthLake Title databases for the subject property, 5609 Alta Vista Court (Lot 43). A full-rate title commitment should be requested.

Pre-Closing Checklist

- ☐ Confirm current title vesting reflecting Terry Lee Hunter's 2025 death — obtain certified death certificate and confirm entirety survivorship vests full title in Valerie Lynn Hunter; record death certificate if required by closing attorney.
- ☐ Order a full title search and current title commitment for 5609 Alta Vista Court (Lot 43) at full (non-reissue) rate — the only policy in the provided records is a Prior Lateral Policy on adjoining Lot 42, included for informational purposes only, and no prior policy for Lot 43 was found in the SouthLake Title databases, unless one is found by attorney's abstractor.
- ☐ Search for open judgments, liens, or estate claims against Terry Lee Hunter recorded after his 2025 death (Wake County Clerk of Superior Court / estate records). Searched at time of preliminary title review without anything other than the estate reporting. Liens NC also clear.
- ☐ Confirm proper recorded satisfaction/cancellation of all four historical deeds of trust identified in this packet (1986 Investors Savings & Loan; 1989 Southern National Bank / BB&T; 1994 Central Carolina Bank; 2001 equity line / SunTrust) and that each is correctly indexed against the subject property.
- ☐ Obtain a current payoff statement or confirm no active loans or liens remain against the property.
- ☐ Verify current status of the Riverview North Subdivision restrictive covenants (Book 2987, Page 813; Book 3019, Page 55), including whether an active HOA or architectural review authority exists.
- ☐ Confirm the drainage and sanitary sewer easements shown on the recorded plat (Book of Maps 1982, Page 1080) do not encroach on any existing structures or improvements.
- ☐ Order a current FEMA flood zone determination given the plat's Crabtree Creek flood-fringe notations.
- ☐ Confirm the tax billing name/address is updated to reflect sole ownership by Valerie Lynn Hunter following her husband's passing.

Disclaimer

This packet is compiled from publicly available Wake County records provided to SouthLake Title and is furnished as a courtesy summary for agent and seller use. It does not constitute a title opinion, title commitment, or legal advice.

The title insurance policy included in the source-document file (Chicago Title Policy No. 7230600-212417271, dated September 21, 2017) is a Prior Lateral Policy applying to an adjoining lot (5605 Alta Vista Court, Lot 42) and NOT to the subject property; it is included for informational purposes only, and no reissue credit will apply. No prior policy for the subject property was found in the SouthLake Title databases.

Property characteristic and tax-history data in Sections 4 and 6 were not available in the provided record set and should be independently verified with Wake County Tax Administration prior to listing.

SouthLake Title recommends a full title search prior to listing or closing. Information is current as of August 1, 2026.

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