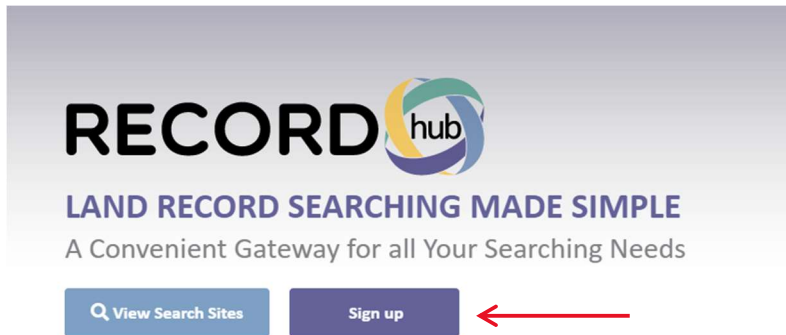
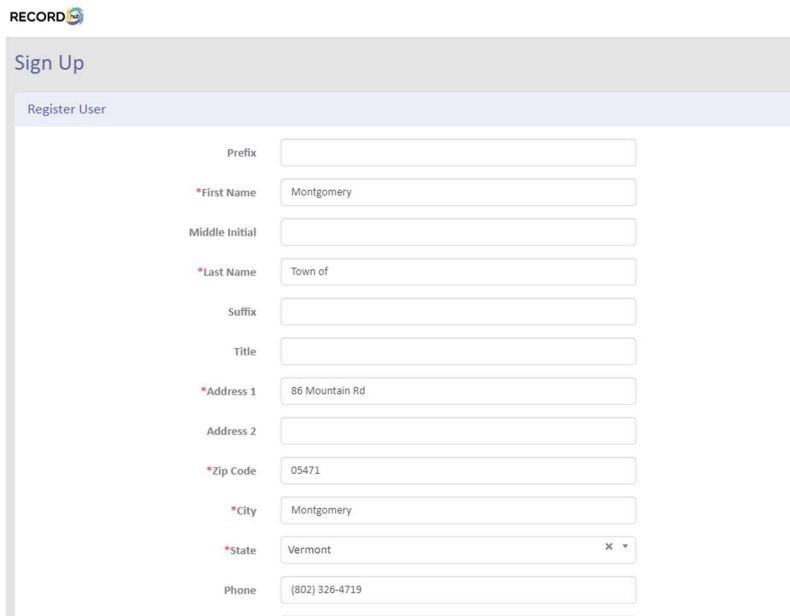


## HOW TO SIGN UP & RESEARCH USING COTT SYSTEMS: RECORD HUB

Begin by clicking on the link to Record Hub (located on the Town Clerk page under Resource section)  
Click on “**Sign Up.**”



You will be prompted to fill in your information, enter your email, and create a password for your login to become a registered user. Once you register you will receive a confirmation code to the email address you put on file (6-digit code) that will need to be entered on the next screen to continue.




The image shows the 'Sign Up' form on the Record Hub website. The form is titled 'Sign Up' and has a sub-header 'Register User'. It contains several input fields for user information: Prefix, First Name (Montgomery), Middle Initial, Last Name (Town of), Suffix, Title, Address 1 (86 Mountain Rd), Address 2, Zip Code (05471), City (Montgomery), State (Vermont), and Phone ((802) 326-4719). The form is styled with a light blue header and a white body.

Once you have signed up & logged in click on “View Search Sites” to select the Town in Vermont that you would like to research. Click on “**View Options**” on the right-hand side of the screen.

Available Search Sites

Select State	Sites	
<ul style="list-style-type: none"> <li>Subscribed</li> <li>All</li> <li>Alabama</li> <li>Connecticut</li> <li>Georgia</li> <li>Iowa</li> <li>Illinois</li> <li>Michigan</li> <li>Missouri</li> <li>New York</li> <li>Ohio</li> <li>Pennsylvania</li> <li>Rhode Island</li> <li>South Carolina</li> <li><b>Vermont</b></li> </ul>	Alburgh, VT	<a href="#">View Options</a>
	Bennington, VT	<a href="#">View Options</a>
	Berlin, VT	<a href="#">View Options</a>
	Bolton, VT	<a href="#">View Options</a>
	Bradford, VT	<a href="#">View Options</a>
	Brandon, VT	<a href="#">View Options</a>
	Bridport, VT	<a href="#">View Options</a>
	Bristol, VT	<a href="#">View Options</a>
	Cabot, VT	<a href="#">View Options</a>
	Calais, VT	<a href="#">View Options</a>
	Chittenden, VT	<a href="#">View Options</a>
	Concord, VT	<a href="#">View Options</a>
	Cornwall, VT	<a href="#">View Options</a>
	Danville, VT	<a href="#">View Options</a>
	Dorset, VT	<a href="#">View Options</a>
	Dover, VT	<a href="#">View Options</a>
	Elmore, VT	<a href="#">View Options</a>
Fairlee, VT	<a href="#">View Options</a>	

Next you will select the type of subscription you are looking for:


RECORD  Search Sites | Prepaid Balance: \$0.00   Montgomery To

**Montgomery, VT**  
Elizabeth Reighley, Town Clerk  
(802) 326-4719

Available Subscriptions

Land Records	Land Records - No Subscription Fee
This subscription grants access to the index and images for most documents. When images are purchased for printing or downloads the images watermark is removed.	This subscription grants access to the index and images for most documents with no subscription cost. For a complete list of document and date availability, click the Document Date Availability link.
<a href="#">Document Date Availability</a>	<a href="#">Document Date Availability</a>
<a href="#">View Pricing Plans</a>	<a href="#">View Pricing Plans</a>

If you would like to pay as you go without a subscription, click on “**View Pricing Plans**” under the Land Records- No subscription fee option. Then simply click on “**Search Now**”

RECORD  Sea

**Montgomery, Vermont, Town Clerk's Office**

Pricing Plans for the Land Records - No Subscription Fee Subscription

This subscription grants access to the index and images for most documents with no subscription cost. For a complete list of document and date availability, click the Document Date Availability link. [Document Date Availability](#)

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Image Prints or Downloads per Document	\$2.00 per page
Search Results Prints or Downloads	Unlimited
Time Spent Searching	Unlimited
Expires	No expiration
Subscription Fee	<b>\$0.00</b>
	<a href="#">Search Now</a>

Any and all purchases made with credit card are subject to a convenience fee of 3% plus \$0.30

You will be brought to the Search Engine to begin your research. The search bar includes multiple features including different search types, date ranges, and an Expanded search function to explore.

Montgomery, Vermont, Town Clerk's Office Records Search

Simple Search Expanded Search

All - What can we help you find?

Date From mm/dd/yyyy Date Thru mm/dd/yyyy

Last Document Recorded on: 12/18/2023 8:05:00 AM ET

To change the search type, click the drop-down menu under “All” to search just by name, property, book/page etc). Or simply leave the type as “All” to show all results related to the name or property address you put in the search bar. Click on the date ranges below if you wish to narrow your search to a specific timeframe.

Montgomery, Vermont, Town Clerk's Office Records Search

Simple Search Expanded Search

All - What can we help you find?

All  
Party Name  
Property  
Book Page  
File Number

Date Thru mm/dd/yyyy

Enter the information and click on the yellow magnifying glass to search (or press enter)

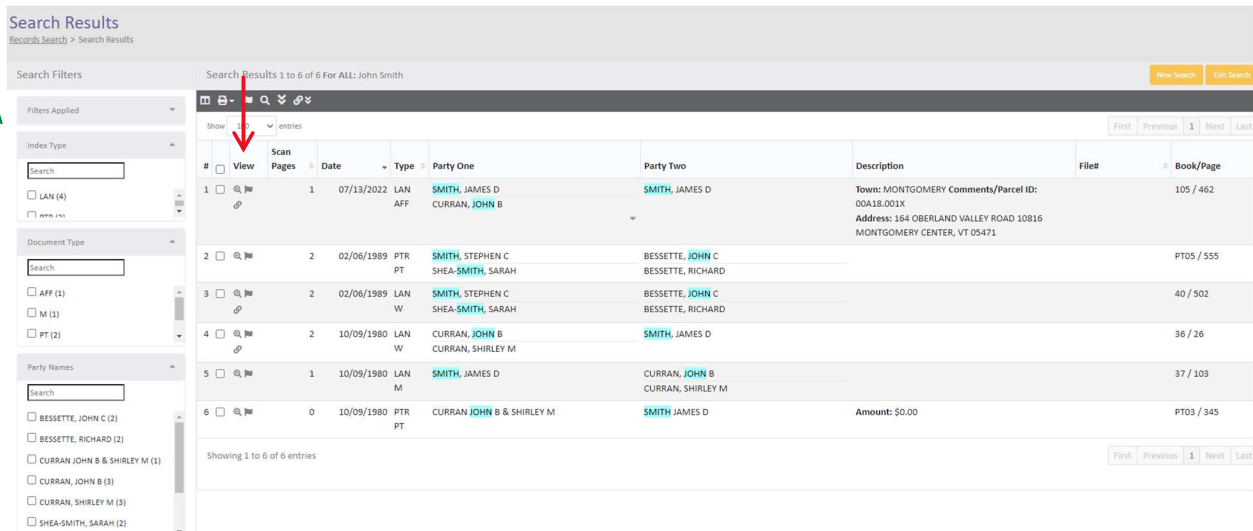
Montgomery, Vermont, Town Clerk's Office Records Search

Simple Search Expanded Search

All - John Smith

Date From mm/dd/yyyy Date Thru mm/dd/yyyy

Once you input information into the search bar and hit “Enter” OR click the yellow magnifying glass your results will be returned on the next screen. The left side of the screen gives you “filter” options if you wish to narrow your search further. The middle of the screen shows you the documents available with the grantor/grantee information, date, type of document, description of the property/parcel, & the Book/Page reference. Under the “view” option you will see a magnifying glass, click here to view the document, the column next to it will indicate how many scanned pages are associated with the document.



**Search Results**  
Records Search > Search Results

Search Filters

Search Results 1 to 6 of 6 For ALL: John Smith

Filters Applied

Index Type

Search

LAN (4)

Document Type

Search

AFF (1)

M (1)

PT (2)

Party Names

Search

BESSETTE, JOHN C (2)

BESSETTE, RICHARD (2)

CURRAN JOHN B & SHIRLEY M (1)

CURRAN, JOHN B (3)

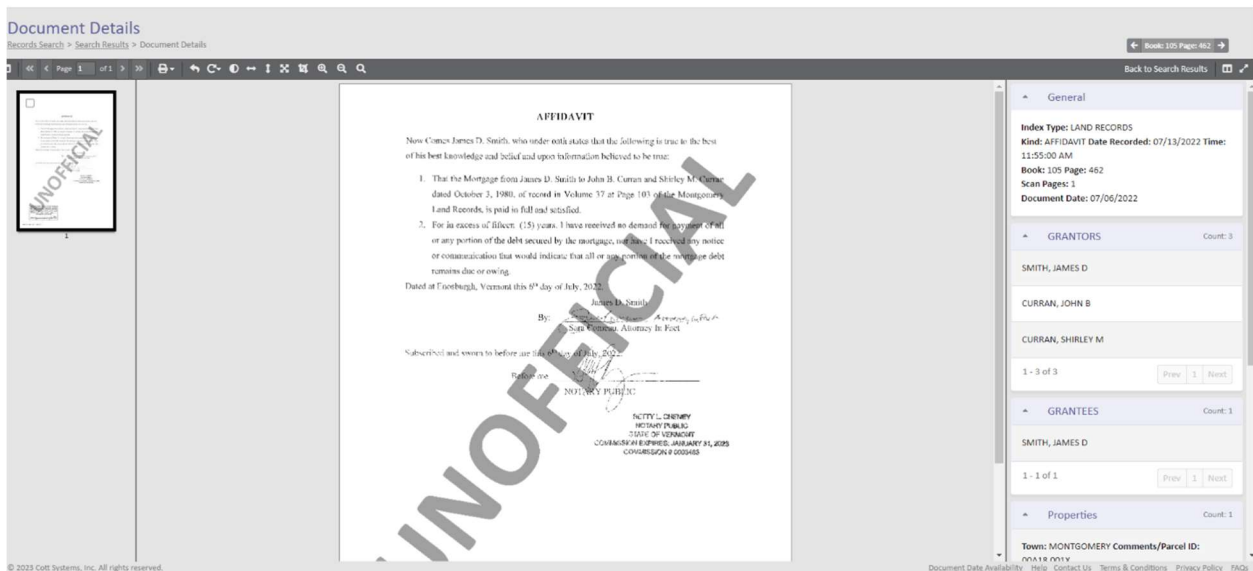
CURRAN, SHIRLEY M (3)

SHEA-SMITH, SARAH (2)

#	View	Scan Pages	Date	Type	Party One	Party Two	Description	File#	Book/Page
1		1	07/13/2022	LAN AFF	SMITH, JAMES D CURRAN, JOHN B	SMITH, JAMES D	Town: MONTGOMERY Comments/Parcel ID: 00A18.001X Address: 164 OBERLAND VALLEY ROAD 10816 MONTGOMERY CENTER, VT 05471		105 / 462
2		2	02/06/1989	PTR PT	SMITH, STEPHEN C SHEA-SMITH, SARAH	BESSETTE, JOHN C BESSETTE, RICHARD			PT05 / 555
3		2	02/06/1989	LAN W	SMITH, STEPHEN C SHEA-SMITH, SARAH	BESSETTE, JOHN C BESSETTE, RICHARD			40 / 502
4		2	10/09/1980	LAN W	CURRAN, JOHN B CURRAN, SHIRLEY M	SMITH, JAMES D			36 / 26
5		1	10/09/1980	LAN M	SMITH, JAMES D	CURRAN, JOHN B CURRAN, SHIRLEY M			37 / 103
6		0	10/09/1980	PTR PT	CURRAN JOHN B & SHIRLEY M	SMITH JAMES D	Amount: \$0.00		PT03 / 345

Showing 1 to 6 of 6 entries

Once you click on the icon to view the document it will show you the scanned page with the index information listed to the right of the image.



**Document Details**  
Records Search > Search Results > Document Details

Back to Search Results

Book: 105 Page: 462

1 of 1

1

**AFFIDAVIT**

Now Comes James D. Smith, who under oath states that the following is true to the best of his best knowledge and belief and upon information believed to be true:

1. That the Mortgage from James D. Smith to John B. Curran and Shirley M. Curran dated October 3, 1980, of record in Volume 37 at Page 103 of the Montgomery Land Records, is paid in full and satisfied.
2. For in excess of fifteen (15) years, I have received no demand for payment of all or any portion of the debt secured by the mortgage, nor have I received any notice or communication that would indicate that all or any portion of the mortgage debt remains due or owing.

Dated at Montpelier, Vermont this 9<sup>th</sup> day of July, 2022.

James D. Smith  
By: Attorney in Fact  
State of Vermont, Attorney In Fact

Subscribed and sworn to before me this 9<sup>th</sup> day of July, 2022.

Notary Public  
38971 MY PUBLIC

ACTIVELY CHERRY  
NOTARY PUBLIC  
21001 ST. JOSEPH  
CORVALLIS, VT 05745  
COMMISSION EXPIRES JANUARY 31, 2025  
COMMISSION # 000000

**General**

Index Type: LAND RECORDS  
Kind: AFFIDAVIT Date Recorded: 07/13/2022 Time: 11:55:00 AM  
Book: 105 Page: 462  
Scan Pages: 1  
Document Date: 07/06/2022

**GRANTORS** Count: 3

SMITH, JAMES D

CURRAN, JOHN B

CURRAN, SHIRLEY M

1 - 3 of 3

**GRANTEES** Count: 1

SMITH, JAMES D

1 - 1 of 1

**Properties** Count: 1

Town: MONTGOMERY Comments/Parcel ID: 00A18.001X

Document Date Available: [Help](#) [Contact Us](#) [Terms & Conditions](#) [Privacy Policy](#) [FAQs](#)

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Document Details

Records Search > Search Results > Document Details

Book: 36 Page: 26

Back to Search Results

Print Current Page  
Print Selected Images  
Print All Images  
Print Visible Area  
Print Transformed  
Print Index Data

JOHN B. & SHIRLEY M. CURRAN TO JAMES D. SMITH

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

THAT WE, JOHN B. CURRAN and SHIRLEY M. CURRAN, husband and wife, of Hudson in the Province of Quebec, Canada Grantors, in the consideration of One Dollar and other valuable consideration paid to our full satisfaction by JAMES D. SMITH of Montreal in the Province of Quebec, Canada Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee JAMES D. SMITH and his heirs and assigns forever, a certain piece of land in Town of Montgomery in the County of Franklin and State of Vermont- described as follows, viz:

Being Lot #1 as shown on Sub-Division Plan, Oberland Valley, prepared by Newtown Surveyors dated March 27, 1972 and containing 1.0 acre, more or less, together with the buildings thereon and more particularly described as follows:

Commencing at a point in the easterly line of a fifty (50') foot road right-of-way extending through Oberland Valley, so-called, which point marks the northwesterly corner of the herein conveyed lot and the southwesterly corner of a strip of land owned by Forpar Enterprises, Inc. lying between the herein conveyed lot and a lot heretofore conveyed to Froma Shulman; thence extending in the easterly line of said right-of-way or roadway S 15°37' W, a distance of one hundred thirty-four (134') feet, more or less, and S 15°39' W, fifty (50') feet, more or less; thence turning and extending in said easterly line of said right-of-way or roadway S 43°01' E, 66.50 feet, more or less, to a stake; thence continuing in said easterly line S 16°45' E, 148.50 feet, more or less, to another stake at the southwesterly corner of this lot; thence turning an interior angle of 107.45 feet and extending 19.01 feet, more or less, to the westerly side of a brook forming the easterly boundary of this lot; thence turning and extending northerly along the westerly side of said brook, two hundred seventy-two (272') feet, more or less, to a northwesterly corner of this lot; thence turning and extending N 34°52' W, 58.45 feet to a stake; thence turning and extending N 15°21' E, 27.95 feet to another stake; thence turning and extending N 74°21' W, 137.5 feet, more or less, to the point of beginning.

There is also hereby conveyed a right-of-way in common with others over the existing

Index Type: LAND RECORDS  
Kind: WARRANTY Date Recorded: 10/09/1980 Time: 12:14:23 PM  
Book: 36 Page: 26  
Scan Pages: 2  
Document Date: 10/03/1980

GRANTORS  
CURRAN, JOHN B  
CURRAN, SHIRLEY M

1 - 2 of 2

GRANTEES  
SMITH, JAMES D

1 - 1 of 1

Properties  
Related Documents

Index Type: LAND RECORDS Book: 34 Page: 272

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LAND RECORDS W Book/Page 36/26 Page Print: 1

Convenience Fee \$0.00

Reference Number

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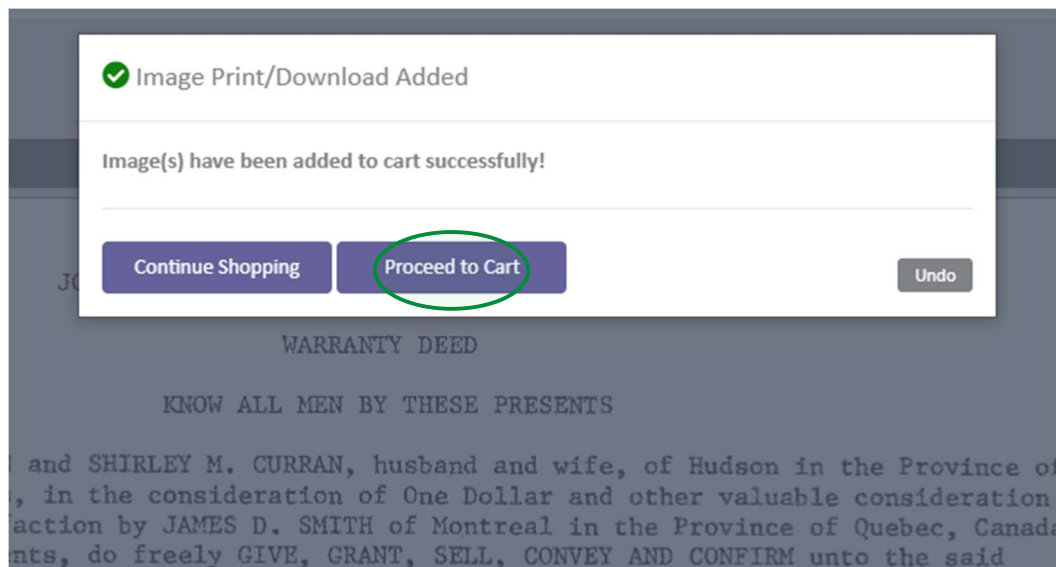
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